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FLOOR PLAN
Scale 1/4" = 1'-0"



GARDEN ELEVATION
Scale 1/4" = 1'-0"



PLOT PLAN
Scale 1/4" = 1'-0"

COMPETITION FOR A HOUSE TO COST NOT MORE THAN \$5000

Winning Design Community Arts Association Competition
WALTER L. MOODY, Architect

Small House Designs

COLLECTED BY
Community Arts Association
of Santa Barbara, California

EDITED BY
CARLETON MONROE WINSLOW
AND
EDWARD FISHER BROWN

PUBLISHED BY
Community Arts Association
of Santa Barbara, California

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Dedication

TO BERNHARD HOFFMANN, President of the Community Arts Association, in recognition of his devoted, far-sighted and generous leadership in promoting the development and enhancing the attractiveness of Santa Barbara.

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Acknowledgment

Acknowledgment is hereby made of assistance by the following architects of Santa Barbara in the preparation of the architectural comments included in this volume: Floyd E. Biewster, William A. Edwards, John Frederick Murphy, Oliver H. Schaaf, George Washington Smith, Handy L. Wass.

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The Editors.

Table of Contents

Frontispiece	Winning Design by Walter L. Moody	
Foreword		7
Hints to Home Builders		9
Ways to Lower Home Building Costs		15
Financing the Small Home		18
Basis of Architectural Comment		21
Spanish-California Type Designs		23
English Rural Stucco Type Designs		99
English Stucco Type Designs		121
Wood Exterior Type Designs		145

LIST OF ARCHITECTS AND DESIGN NUMBERS

Anderson, George C.	Design Twenty-nine	80
Baker, A. D.	Design Fifty-four	131
Baldwin, C. M.	Design Thirty-three	88
Basevi, James	Design Three	28
Butler, Calvin M.	Design Thirty-six	94
Casperson, Carl S.	Design Thirty-nine	102
Cassiday, Robert M.	Design Forty-six	116
Chittenden, Gano	Design Twenty-six	74
Church, K. D.	Design Sixty-one	150
Clarke, Harrison	Design Six	34
Cobban, Colin	Design Forty-seven	118
Connor, Rose	Design Forty-two	108
Crawford, R. H.	Design Thirty-five	92
Daniels, J. R.	Design Thirty-four	90
DeAnna, M. M.	Design Five	32
Duell, Randell A.	Design Thirty	82
Eastman, Frederick A.	Design Fifty-three	132
Elbert, Carlos S.	Design Thirty-seven	96
Fletcher, Ted	Design Fifty-six	138
Fisher, Homer	Design Seventeen	56
Fuller, Lee F.	Design Twenty-eight	78
Graveley, William K.	Design Forty-five	114
Hatman, Everett R.	Design Forty-four	112
Korn, Louis	Design Twenty-three	68

TABLE OF CONTENTS Continued

LIST OF ARCHITECTS AND DESIGN NUMBERS

Kreinkamp, L. H.	Design	One	60
Kreinkamp, L. H.	Design	Sixty-two	61
Kreinkamp, L. H.	Design	Forty-three	62
Larralde, J. A.	Design	Fifty-eight	63
Lemmon, C. W.	Design	Twenty	64
Lewis, H. G.	Design	Thirty-one	65
Mackay, J. V.	Design	Nineteen	66
Mackay, J. V.	Design	Thirty-two	67
Martin, Emmet G.	Design	Thirty-eight	68
McClelland, Rodney D.	Design	Twenty	69
McClymont & Hugo	Design	Forty	70
McCully, L. Gail	Design	Thirty	71
McSweeney, Angus McD.	Design	Twenty	72
McSweeney, Angus McD.	Design	Nine	73
McSweeney, Angus McD.	Design	Forty-nine	74
Miller, Leffler B.	Design	Twenty-seven	75
Miller, Leffler B.	Design	Forty-eight	122
Miller, Leffler B.	Design	Fifty-one	128
Miller & Gloege	Design	Twenty-five	72
Moe, Phillip A.	Design	Fifty-nine	146
Mondy, Walter L.	Design	Twenty	76
Mondy, Walter L.	Design	Twenty	77
Murphy & Cullity	Design	Twenty	78
Nomland & Schroeder	Design	Two	79
Nomland & Schroeder	Design	Twelve	80
Peck, William	Design	Twenty	81
Reis, J. H.	Design	Twelve	82
Richmond, Howard	Design	One	2
Roberts, A. D.	Design	Fifty-five	130
Seessmith, H. O.	Design	Fifty-two	140
Simms, James C.	Design	Thirteen	48
Somppi & May	Design	Forty-one	100
Stryker, William M.	Design	Fourteen	50
Thomas, L. A.	Design	Twenty-four	70
Weaver, John E.	Design	Fifty	126
Williams, Paul R.	Design	Seven	36
Williams, Paul R.	Design	Twenty-one	64
Woods, O. J. H.	Design	Fifty-seven	140

FOREWORD

THE COMMUNITY ARTS ASSOCIATION of Santa Barbara, California, through its Plans Division, interested in enhancing the attractiveness of the city, inaugurated a competition for the best design of a house to cost not more than \$5000. The competition was under the supervision of the Library and Exhibit Committee of the Association.

Mr. Carleton Monroe Winslow of Los Angeles acted as consultant.

The Los Angeles Architectural Club, through its President, Mr. Clifford A. Truesdell, Jr., appointed the three professional Judges, who were required to be members of the American Institute of Architects. These appointees were Mr. Pierpont Davis, Mr. Sumner Spaulding and Mr. Jesse Stanton.

The two lay Judges were: Mrs. George Washington Smith of Montecito, and Mr. Daniel Kirkhuff of Santa Barbara.

The competition was open to any one. Drawings were submitted anonymously. Competitors presented their identity in plain sealed envelopes, which were not opened until after the awards had been made. The drawings were required to be the individual work of competitors, although the work of partnerships was admitted. Criticism of patrons, as obtains in architectural ateliers, was allowable, but it was required that drawing and rendering be done by the competitors.

THE SUBJECT

Following is an extract from the circular describing the subject of the competition:

"A dwelling house, suitable for California, of not over five rooms, including living room, dining room, kitchen, two bedrooms and bath, (living room and dining room may be combined but will nevertheless count as two rooms) placed upon an inside lot 50 feet wide upon the street and building line, and 150 feet deep without an alley in the rear, also a garage for one car which may or may not be separate from the house and placed anywhere upon the lot. The street in front is supposed to be level, and has a five-foot sidewalk directly abutting the building line and a parking strip five feet wide between the sidewalk and the street pavement. The contours of the lot may be determined by the contestant, as may also the points of the compass.

The character of the house, such as an exterior of stucco, shingles, or clap-board, also the size of rooms and whether the house shall have one or two stories shall be left to the discrimination of the competitor.

The drawings shall be accompanied by a bona fide estimate of cost by a responsible builder. It is recommended, but not required, that the estimate be itemized. The house must not cost over \$5000, which sum is to cover all painting and decorating, exterior walks and drives, but not gardening or planting.

Drawings required. Work presented to be on one sheet of white drawing paper, mounted on cardboard 30x40 inches in size, with the title at the bottom of the narrow side so that the drawing may be shown vertically. The drawing to consist of floor plan or plans at one-fourth inch scale, one exterior elevation at one-fourth inch scale, a plot plan at one-eighth inch scale, showing garden treatment, and other plans if necessary at one-eighth inch scale. Also a perspective view of the house, scale optional. Minor details in elevation or perspective may be added."

THE PRIZES

First prize.....\$500. Second prize.....\$200. Third prize.....\$100.

Five honorable mentions with prizes of \$20 each.

Five mentions without money prizes.

Honorable mention, "hors de concours."

AWARDS AND HONORABLE MENTION

1st Prize: Moody, Walter L.—Design Number Eighteen
 2nd Prize: McSweeney, A.—Design Number Eight
 3rd Prize: Miller, Leffler B.—Design Number Fifty-one

HONORABLE MENTION WITH MONEY PRIZE

Clarke, Harrison	Richmond, H. S.	McCully, L. Gail
Lewis, H. G.	Harman, Everett R.	

HORS DE CONCOURS

Miller, Leffler B.

HONORABLE MENTION WITHOUT MONEY PRIZE

Messrs. Murphy and Cullity	Fletcher, Ted	Fuller, Lee F.
Eastman, Frederick	Miller, Leffler B.	

In addition to the foregoing awards of prizes and honorable mentions by the jury, the Community Arts Association feels that recognition should also be given to a number of other meritorious designs, and has, therefore, awarded a Special Mention to each of the following:

Anderson, Geo. C.	Daniels, J. R.	Mackay, J. V.
Butler, Calvin M.	DeAlma, M. M.	Roberts, A. D.
Church, K. D.	Duell, Randall A.	Weaver, John E.
Connor, Rose	Lemmon, C. W.	Williams, Paul R.
Crawford, R. H.	McSweeney, A.	Wingate, W. Ray

THE EXHIBITION

After the awards were made an exhibition of the designs was held at the Pasco de la Guerra, 21 East de la Guerra Street, Santa Barbara. The exhibition was open to the general public from September 15th to 22nd, 1923, inclusive. Over eight hundred interested persons came to examine the plans and the inquiries made justify the committee in the belief that there is a very vital interest in small house designs.

WORKING DRAWINGS OF THE DESIGNS

To aid those intending to build houses, the committee, under the Committee has perfected arrangements for collecting the working drawings of a number of selected designs. Information regarding the working drawings may be secured by addressing the Home Planning Service Bureau, 15 East de la Guerra Street, Santa Barbara, California. This Bureau, affiliated with the Community Arts Association, is a non-profit civic enterprise.

The Association has no motive of profit in this project. The sum for which the working drawings will be made available is an modest compensation for the value of the drawings. It constitutes an effort to help out the contestants of the Association to make data available which would enhance the architectural and building effects of California communities.

Hints to Home Builders

The following is abstracted by special permission from "How to Own Your Home," a handbook* for prospective home owners, prepared by John M. Gries and James S. Taylor.

Buying or building a home requires the use of sound judgment in seeing that the personal needs of the family are best met with the funds available. It involves not only the carrying on of transactions of financing and buying or building, but it involves the proper determination of location with respect to school, to work, and to neighborhood.

This book aims to set down the broad outlines of the problem as they confront the home seeker and to describe the steps and precautions to be taken in carrying out the transaction with the least possible risk and the best assurance of final satisfaction.

The pleasures and advantages of owning a home may be lost through worry about overdue payments, poor construction, or an unpleasant neighborhood. So it pays to make a careful decision and avoid such worries.

The prospective home owner who uses his common sense in considering the real needs of his family and his ability to pay and who checks his own judgment by consulting experienced persons, may go ahead with full confidence. He need not be frightened by the mistakes of heedless persons who have been carried away by some novel feature and coaxed into a bad bargain, or who have tried to buy beyond their means. While some risks are involved, as is usually the case in obtaining anything worth while, the danger of failure is relatively small when weighed against the advantages of an owned home.

THE RANGE OF SAFE EXPENDITURE It is a mistake to buy beyond one's ability to pay, for that usually results in the loss of the home or in a most discouraging struggle. The purchase should be safe; thus, if a family cannot pay \$7,500 for a house a \$5,000 house may be within its means.

The amount that can be paid for a house depends partly on what interest rates are charged for the money borrowed to make the purchase and the rate at which the principal is to be paid off. These fixed payments must be met regularly, and they must be met from the family's income. It is, therefore, always best to leave some margin of safety to provide for illness or other emergency. While one may be too optimistic when an attractive house is in view, and count on an increased income that he may never receive, nearly every family can and should cut down other expenses when the savings are to be invested in a home.

PERCENTAGE OF INCOME TO DEVOTE TO PAYMENTS—If a family pays a sixth of its income for rent, it may be able to devote one-fourth or more to buying and maintaining a house, for the amount thus used may include both rent and savings. Rent, or payments on a home, may require anywhere from one-eighth to one-third of the family income, depending on the special circumstances in each case. In addition to interest payments and installments on the principal of a loan, allowance must be made for renewals and repairs, taxes, special assessments, insurance, water tax, and various accessories and improvements. Families accustomed to living in apartments sometimes fail to allow for the cost of fuel for heating purposes.

THE IMPORTANCE OF WRITTEN AGREEMENTS The importance of having agreements in regard to financing, building, and purchasing, properly signed by both parties and drawn with careful attention to legal details, is stressed. Although the great majority of individuals and companies with whom home seekers deal are honest and wish to do business honorably, if either party to an agreement should die or wish to move to another locality, it is important that the obligations of each should be clearly

*This handbook, published by the Division of Building and Housing, Bureau of Standards of the Department of Commerce, may be procured by addressing the Division at Washington, D. C.

defined. The executors of a contractor's estate, for example, might not be able to carry out the terms of a loosely drawn contract as the testator intended or desired. No good business man should object to having his obligations, as he understands them, set down in writing and in accordance with legal procedure.

The man who has enough cash to pay in full for a home has no worries about financing. Most people, however, can pay only part of the price in cash and are obliged to borrow the rest. It must always be remembered that *the more cash one can pay down on a house the better.*

Borrowing money to buy a home is no disgrace. On the contrary, it is normal and in many ways desirable. Many families in meeting payments on a loan have learned the habit of saving, and have continued it as a step toward financial independence.

SAVING REQUIRED- Most families who buy a home must pay for it out of their own savings.

Usually it is desirable for them to possess, free from obligation, at least 20 per cent. of the value of the house and *on in cash.* When arrangements often are made for a purchase with less, a larger cash payment helps to insure a loan at a low rate of interest and one that can be comfortably paid off.

SAFETY FOR SAVINGS Savings should be placed where they are fully safe guarded, yet yield a fair rate of interest. People who do not have them in a financial institution which loans money on real estate, for preference in loans is often given to stockholders and depositors. Building and loan associations usually lend most of their available funds on real estate, particularly to home owners, and at the same time, they pay a fair rate of interest to depositors. Some banks, especially savings banks, loan largely on real estate and maintain a real estate department for that purpose.

It is a safe rule never to invest money in the stock or security of a concern unless the management is in the hands of men known to be capable and honest. High rates of interest and the safety required for investment of savings intended for home buying usually do not go together. American people lose several hundred million dollars of their savings each year by purchasing worthless securities promising large returns.

MORTGAGES *First Mortgages* Obtaining a loan with which to pay the balance between the first cash payment and the total cost of a piece of property is usually a simple matter when the amount paid down amounts to 40 or 50 per cent. of the whole purchase price. The problem becomes harder as the proportion to be borrowed grows larger. No matter what loans are required, it is always best for a person without experience in real estate matters to borrow from a responsible loaning institution, if only for the benefit of its advice in the matter of the validity of the title, seeing that all back taxes and special assessments are paid, that insurance is kept up, that there are no mechanics' liens or other claims against the property, and that the price paid is reasonable and the value of the property not likely to fall within a few years. The fees charged and services rendered by different institutions in arranging a loan may differ substantially and may more than offset a difference in interest rates. In most cases a loan from a good bank, building and loan association, or insurance company is an assurance that it thinks the proposition sound.

BORROWING FROM BUILDING AND LOAN ASSOCIATIONS Building and loan associations will, in many cases, prove the best means of financing a home, for they are often able to loan as much as 70 or 80 per cent. of the real value of a home, which is generally above the limit allowed by law for savings banks and insurance companies. Such a loan, therefore, may avoid the added complications, disadvantages, and expenses that may be involved in case both a first and second mortgage are required. Building and loan associations are often especially helpful in providing means of financing during the construction of a new home. They are usually organized with the chief aim of assisting home buyers and home builders. Their system of selling shares on which payments must be made weekly or monthly has proved an invaluable aid to hundreds of thousands of future home buyers in accumulating savings and furnishes a sound and helpful scheme for paying off the principal of loans.

General Property Considerations

BASIS FOR THE CHOICE OF A HOME One thing that a man should never forget when he is buying a home is that the home will be the center of his family life, probably for many years. His children will be brought up in it and amidst its surroundings. In it his wife must do most of her work, and in it both he and his wife will spend most of their leisure time. He should, therefore, look at the different properties available and see how they measure up by these common sense, practical standards. It is well for the family to picture itself going through its daily routine in the new house cooking, cleaning, going to work, school, play, etc., at all seasons.

The mere fact that a showy mantel-piece is displayed, that a 4-inch steel I-beam supports the floor, that a radio set has been installed, or that several French plate glass mirrors are built in doors should not determine his choice or induce him to pay an additional \$500 for the property.

A. General location.

1. Low or high land values.
2. Transportation facilities: (a) To place of work and (b) to shopping centers.
3. Protection offered to homes: (a) Private restrictions, (b) zoning ordinances and city planning, and (c) fire and police protection.

B. Specific location of the lot.

1. Character of the neighborhood.
2. Location with reference to schools and playgrounds for the children.
3. Desirable points for the lot: (a) Shade trees, shrubs, planting; (b) set of house with reference to sunlight and prevailing winds; and (c) character of the soil and necessity for grading, filling, or draining.

C. Other safeguards in buying property

1. Danger in buying a lot too long before building.
2. Extent of street and public utility improvements (paving, sidewalks, water supply, sewerage, electricity, gas).
3. Possible assessments.
4. Proportion of lot value to total outlay.
5. Checking property values: (a) Land and (b) house.
6. Plan of house and quality of construction.
7. Steps taken in buying.

Stress 8. Examination of title.

Not only the size and shape of the lot but its location in the block deserve attention. For instance, one side of a house may be made most unpleasant if the kitchen or garage of a corner house next door is too close. A corner lot has advantages, but it may be doubly assessed for street improvements, and requires longer fences and sidewalks, which must be cared for both in winter and summer.

The less expensive the lot the more money is left for the house itself, and a well constructed home on a cheap lot is far more desirable than an unsatisfactory house on an expensive lot. Although a house that is very much more expensive than its neighbors might be hard to sell at a good price, a very cheap house may add nothing at all to the sale value of an expensive lot.

EXAMINATION OF TITLE—One must be certain that the title to a piece of property is good. The validity of a title may be assured by a guarantee company, or its soundness assured by an abstract company, or, compact away. In obtaining a loan a bank will insist on some such evidence that the title is good. Some banks and building and loan associations include a title search in the transaction. The buyer should satisfy himself that the boundaries and corners of the lot are legally as represented to him.

House Plans and Quality of Construction

Few houses will have all the good points desired and, as in the case of the site, the choice will be a compromise. In general, a good quality of construction and a reasonably suitable arrangement of rooms should be given first consideration.

FIREPROOF CONSTRUCTION While in most cases it would be difficult for the home builder to pay for a home of fireproof or semi-fireproof construction, the same is highly desirable for obvious reasons.

LIVING ROOM AND FIREPLACE The living room will be the most used of all the rooms, and should, therefore, be well lighted and large enough for the family needs. If the front door opens directly into the living room, there is danger of drafts in winter, and in a cold climate difficulty in keeping the living room heated. A vestibule or storm door may prevent this. A fireplace burning wood and not an imitation is valuable, and would be found a source of economy for supplying sufficient heat for the house in Fall and Spring.

DINING ROOM A large dining room is a matter of choice. Where it is used but three times a day, it is the most expensive room in the house. In many small houses a dining alcove in the living room or kitchen has proved satisfactory.

KITCHEN Until recently little attention has been given to the arrangement of the kitchen. For the woman who does her own house work, the location of the sink, drain boards, ice box or refrigerator, and stove, with reference to natural and artificial light and to each other, is most essential. There should be some provision for carrying off the fumes from the gas range and gas oven. To lessen fatigue, it has been found that the front of the sink should be 34 to 36 inches from the floor. A corner kitchen, with windows in both outside walls, providing cross ventilation, has many advantages. Convenient closets, or cupboards, are also necessary.

BEDROOMS AND CLOSETS Bedrooms need not be very large but should have plenty of light and air, and should allow beds, dressers, chests of drawers, and chairs to be placed without interfering with doors, windows, or heating outlets. Cross ventilation is most desirable. It is best not to have bedrooms opening directly into the living room. If possible, entrance should be from a passage or hallway. Ample clothes closets are most necessary, particularly in small houses where there is little room for storage. These closets should be ventilated. Whenever possible, the swing of adjacent doors should be arranged so that they will not touch each other.

BATHROOM The bathroom should have a window large enough to keep it well aired. Sole access to the only bathroom in the house should not be through a bedroom. Showy tile walls and floors are less necessary than substantial convenient fixtures and plumbing.

EXTERIOR OF THE HOUSE The outside of the house is also important. The buyer or builder should make sure that he wants to live 365 days a year for many years in a house that looks like the one he has chosen.

SETTING OF THE HOUSE He should note whether the house is set out conveniently to the street and is well suited to the lot and surroundings. Arrangement of the yard with garden, garage, driveway, clothes-drying arrangements, etc., should be planned in advance, and not left until after the construction has started.

How the house faces with respect to the sun is very important. There should be sunlight in the living rooms and sleeping rooms during at least a part of the day.

Building a House

In building a house one should be sure:

1. To know the family's requirements.
2. To have good plans.
3. To have building operations well supervised.
4. To have explicit contracts, duly signed, and drawn with due regard to lien law.

COMPLETE HOUSE PLANS The best insurance of having a house built right is to build from plans that are complete and insure good construction throughout. Many of the plans obtained free are inadequate and unsatisfactory, as is shown by the extras and changes that are usually required after construction has started. House plans should be so complete that the home builder, once his contract is signed, will not have to make extra expenditures, which may seriously upset his financing arrangements.

BUILDING CONTRACTS There are three main types of contracts that are used in building work:

First. The contractor may be paid a lump sum for the work he undertakes.

Second. The contractor may be paid for all materials and labor, and receive in addition an agreed percentage of their cost.

Third. The contractor may be paid for materials and labor, and a fee for supervision fixed in advance.

The first, or lump-sum basis, has the advantage of settling the cost in advance. The second method does not settle the total cost in advance, and unless it is modified the contractor will profit through increased expenditure for labor and materials.

The contract forms should be drawn up with strict attention to legal requirements and should be fair to both parties. It is advisable that they should provide for arbitration of disputed points before a third party. This insures a quick form of settlement for disputes that might otherwise hold up completion of the contract or lead to court action. The American Institute of Architects issues easily obtainable standard contract documents that satisfy the requirements mentioned.

WAYS OF REDUCING THE BUILDING COST A family always wants in a house a number of things that are not absolutely needed. If funds are limited, it is wise to leave some of the finishing touches until the money is in hand to pay for them. This is sometimes true even when the actual cost with the workmen on the job would be less than it would be later.

1. It has been estimated that on a five or six-room house \$50 to \$150 may be saved by omitting basement partitions.

2. A porch may be added at any time, and by leaving it off \$300 to \$600 may be saved at a time when the initial cost is eating into ready funds.

3. Stock sizes of doors, mouldings, fittings, and sash cost less than special mill work, and there is less waste. There are plenty of good styles in the stock sizes, and the architectural effect is often better than where unusual and unique shapes are used.

4. Wide siding may be more attractive than narrow, but the price at times is about twice as much.

5. Planting of the yard may also be deferred.

Maintenance Costs and Expenses of Home Ownership

In addition to payments on principal and interest of loans on a home, allowance must be made for some or all of the following expenses: (a) Renewals and repairs, (b) property tax and special assessments, (c) insurance, (d) water tax or rent, (e) accessories, and (f) improvements.

In addition to the above, some home owners add in the interest which they would otherwise receive on the amount of their cash payment or equity.

RENEWALS AND REPAIRS In considering annual expenses, maintenance is often neglected by those who buy new homes. The amounts spent will depend largely on the owner's ability and readiness to be his own repair man. After a few years certain parts of the house will need to be repaired or renewed. The outside sash and trim of all houses and the entire exterior of some will need repainting at intervals. This is an expense which many home buyers do not consider when they buy.

The interior walls will need repapering or repainting every few years.

Those who purchase an old house often fail to consider whether the roof must be renewed. This may cost from \$100 to \$400.

There are many smaller items of expense which will be called for both in a new house and in an old house. The prospective home owner should consider these expenses before deciding how much he can pay for the house.

The amount spent for renewals and repairs can not be determined by any fixed rule. Their cost depends partly on choosing the right workmen, and varies with the quality of construction, the age of the house, and the alertness of the owner in making minor repairs before more costly work is necessary.

No attempt is made here to state a fixed allowance for depreciation. A house that is maintained well and kept up to date with modern improvements might not decline appreciably in value over a long period of years while another might become worthless within a short period.

PROPERTY TAX AND SPECIAL ASSESSMENTS In the purchase of a house it is well to find out the tax rate and the assessed valuation, so that the amount of taxes to be paid each year may be estimated.

If the street is to be paved, or new water, sewer, or gas mains, or electric light lines are to be put in, there may be special assessments charged against the property. It is well to find out which ones of these must be allowed for.

INSURANCE The rate of fire insurance may depend upon the materials used in building, the fire protection afforded in construction, and the location of the house, but it is rarely as much as one-half of 1 per cent of the value of the house. Insurance is necessary not only to protect the mortgage holder but also the equity of the owner. It is usually required by the bank, trust company, or building association making a loan. Insurance is usually paid for by the owner and should be placed immediately upon commencing construction. It is taken out for a term of three years and its cost is graduated according to amount of work done and materials supplied.

WATER TAX OR RENT This tax is usually small but should be considered in estimating fixed expenses.

ACCESSORIES The purchaser of a new house usually finds that he must spend something extra to make the house comfortable. As a rule he must buy screens for all windows and some of the doors. In cold climates he frequently finds it advisable to buy storm windows and storm doors or at least to have the existing ones stripped. Awnings are purchased by the owner. Frequently \$200 or more must be spent on the house before it is in a satisfactory condition.

IMPROVEMENTS The owner is likely to make certain improvements and charges that call for expenditures. In a house of the average class, the improvements omitted and as a rule the improvements omitted are: a new kitchen, a new bathroom, for example, to put a partition, if necessary, between the kitchen and the living room, to put a new closet, and the laundry room, to rest the floor. The new cost of improvements is \$150. Other improvements often added are: sleeping porch, a screened-in porch, tile in the bathroom, papering other rooms, sodding the yard, and storm windows or doors.

Ways to Lower Home Building Costs

The money spent on your home will buy either good construction, distinction in style, modern convenience and comfort, or a home poorly planned, commonplace in design and wasteful. The first kind of a home will be worth all that you have paid for it, and possibly considerably more, if you wish to sell. The second kind of a home may provide you shelter, but that is about all. If at the end of a year or two, your house begins to disintegrate, footings settle and ceilings crack, you will have to face heavy repair bills.

On the other hand, a well constructed house, properly planned, of excellent design, because of its quality and good taste, should be worth considerably more than you paid for it.

A house of good construction, with proper care, ought to increase in value. Certainly the erection of an attractive home of good materials, increases the property value. "property" means both house and lot and it costs no more to build a home that is architecturally right than one that is not.

Building Contracts

Generally speaking, the best form of contract for a home builder is the one known as the "general contract" in which one single contractor builds the major portion of the home. The contracts for heating, plumbing, and electric wiring and fixtures are, by this method, given to sub-contractors. Your general contractor is thus made responsible for turning over the completed building to you in acceptable condition, and you have one person only to look to for the completion of the work and the correction of errors.

When there is great uncertainty about the total cost of materials and the contractor is unable to tell you exactly what the total cost of your home will be, the "cost plus fixed fee" form of contract is occasionally used. This scheme provides that you pay directly for labor and materials as they go into the building, the bills for which the contractor must regularly present to you. You pay the contractor an additional agreed upon sum for his profit.

A third method of building is by the "day labor" scheme in which you let all of the many subcontracts for the work yourself. This is generally not a good scheme for it eliminates the skill of the general contractor. Unless you are familiar with the buying of materials and the directing of labor and are willing to assume the many difficulties that invariably arise in building, you will not wish to try this method.

We urge you, therefore, to make a very careful selection of your contractor, after inquiring about all the reputable ones in your locality. Remember that the lowest bidder will not necessarily save you the most money—quality has to be taken into account.

But the second and more direct way for you to decrease costs is to reduce your requirements. By this we mean that you should in the beginning ask only for those things for which you are in a position to pay. A house of five or six rooms can easily be made to cost from \$1,000 to \$2,000 more than the average, so that you must decide just what equipment you can afford at the start and to what limits your purse will permit you to go.

This means that you must study the drawings with great care. Eliminate what you do not need in order to live in your house—partitions, porches, attics, cellars.

You must study the specifications. Almost every clause of this document charges you with a liability to pay. You should not just call for wooden floors. They

*The material which follows is paraphrased and extracted from "Forty Ways to Lower Home Building Costs" published by the Architect's Small House Service Bureau of the United States, Inc., and Hearst's International Magazine, and reprinted here by special permission.

must be of oak, pine, maple, or other material. And if of oak, then what one of the five different grades.

You must not select a material of poor quality or attempt to save at the cost of sound construction.

Many wooden houses are improved by the appearance of a brick base course. A stucco house should have some kind of masonry course at grade, but select brick or concrete for this base course that is within your means. Also the higher the course, the more it will cost. You may save from \$50 to \$150 by handling this matter very closely.

Perhaps the very first thing to omit when you are cutting down to essentials is the porch. This can be added at any time. The cost ranges between \$300 and \$600 or more, depending upon the design and size.

The price for brick, poured concrete, concrete blocks, or wall bearing tile for foundation work vary with the market to a considerable extent. Brick costs less than concrete in some districts, concrete is less expensive in others, and so on. Poured concrete is complicated with conditions. It is very important to consider the prevailing conditions in the market and at the building site. You can easily save a considerable sum on this item by seeing what these conditions are.

If the basement excavation is in clay, or other stable material, perhaps you can use the excavation cut for one side of the concrete forms. There should be a saving in doing so. Some building codes, however, do not permit this. If the work is well done it is nevertheless quite satisfactory.

Tile is desirable for the bath-room floor, but it may cost from \$25 to \$50 more. An increased expense is involved in a tile cove, which may cost \$25 to \$50 additional.

Built-in fittings in the kitchen may cost you from \$100 to \$300, depending upon their design and extent. It might be less expensive for you to do without these, at least temporarily, substituting therefor one of the ready-made devices of this kind. Unless the built-in fittings are extremely well designed, the ready-made kitchen cabinets are preferable, and they may cost you less money.

Extra bookcases, wardrobes, china closets, open stairways, etc., cost heavily, especially when means are limited. The actual amount involved would depend on how much of these things was to be used. And you can always buy them later when you can afford it.

A built-in refrigerator with waste and platform is more expensive than a separate refrigerator not so advantageously equipped. You may save from \$25 to \$50 on this item.

Perhaps you do not need to finish all the rooms just now. Omitting the plaster, finish flooring and wood trim in rooms to be finished later will save something. It would be cheaper in the long run to have all the work done at once, but your ready funds may not permit it.

Stock moldings, kitchen cabinets, doors, and sash cost less than devices of this kind made to special design. If you are trying to cut down costs to a minimum see what your contractor can get from his local lumber dealer's stock. Special millwork will cost you a great deal more.

Hardwood floors naturally cost more than soft wood. In every kind of wood there are various grades with varying degrees of expense. For example, as between the first and second grades of plain oak flooring, there may be a difference of \$50 or more in the cost of building your home. The medium grades are durable, and if the millwork is well done, and you have good oil-and-sharp with good painting, staining and filling, the appearance will be fine.

In selecting your plumbing fixtures you will find that you can have these made in several materials—namely, vitreous china, solid porcelain, or iron coated with enamel. Chinaware is more expensive than enameled iron. It has certain advantages in the way of appearance and ease of keeping clean, but the enameled iron is also durable. Closets are obliged to be made of vitreous chinaware.

A recess bath tub will cost you from \$35 to \$50 more than a simple leg tub. Observe the different materials and designs in which this equipment is offered. There is a wide range of expense.

Solid porcelain lavatories cost more than the enameled iron ones. There is an item of approximately \$25 to \$50 here. The "pop-up" type of lavatory waste costs from \$3.00 to \$5.00 more than the chain and plug device.

There are a great many types of water closets, tanks and seats. The simple ones are satisfactory if well made. You can save \$25 to \$50 by selecting a simple and economical fixture of this kind.

The kitchen sink is usually made of enameled iron. Sinks with aprons or with drain boards cast on are more expensive than those without either or both of these. A wooden drainboard is less expensive than one of enameled iron.*2 Combination hot and cold water faucets will cost from \$5.00 to \$6.00 more than separate faucets, but are most convenient.

Be sure to cut out the non-essential things first, the things that can be replaced later on. But never reduce qualities or workmanship to the point where durability is threatened.

Spend whatever sum you can afford on really good materials and equipment, for you thereby realize the only true economy in home building. Lower your building costs by doing without the things you really do not need when you move in.

Insist on obtaining the most you can get for the money you are liable to spend. But never sacrifice soundness of construction and design for details which are not essential at the start.

*2 The stock enamel iron drain boards are usually too small to be satisfactory. Composition drain boards are acceptable to many housekeepers but require care to be kept clean and are affected by acids. Vitreous china tile drain boards probably best meet most requirements but are the most expensive. Well made ones of soft white pine are inexpensive and are frequently placed in more costly homes. They may be kept varnished with spar varnish which resists hot water and acids satisfactorily. This should be done about every six months.

Financing the Small Home*

Before entering into any financial negotiations, ascertain what the proposed home is to cost. Complete plans and specifications should be submitted to various separate contractors for estimates. If these original estimates are higher than anticipated, carefully recheck your plans with the builder or contractor.

IMPORTANCE OF LOCATING AND ZONING

Generally speaking, it is unwise to buy unimproved lots. Unless the improvements are put in by the sub-divider when the lots are sold, the chances are that such property will lie idle for years and divert cash which might be spent on actual building of homes.

The importance of location and zoning should not be overlooked. The greatest loss usually comes through obsolescence and change of surroundings and not through actual physical depreciation. No one should build a home except on restricted property if he wishes a secure investment. Frequently neighborhood building restrictions demand a home which prohibits economical planning. The modest builder should bear in mind the fact that any good location convenient to transportation and adjacent to a large city will eventually grow into a desirable community, if the immediate surrounding property holders work to this end. It is, therefore, not extremely necessary to purchase "close-in" property simply because the neighborhood is already made and a few minutes' time can be saved in transportation.

UNIT METHOD OF CONSTRUCTION

There is a tendency to over-estimate one's financial strength. Many people deceive themselves in believing that they are building for a lifetime and that nothing, therefore, can be too good, and that they must provide for the future. The owner of limited means should use the unit method of construction and not build beyond his needs and means. Additions or alterations to the house then can be made later when sufficient funds are at hand. The home should be planned to meet the available payments and no attempt should be made to compete with the luxurious surroundings of some wealthy neighbor. The home owner dependent upon a modest income can ultimately have almost anything within reason if he will begin in a modest way, build and buy constructively, and not overstep the possibilities of his income.

WHY HIGHER COSTS OF HOME BUILDING

A better public taste in large measure is responsible for the higher cost of home building today. Modern homes are not only better planned and designed but they also are equipped with every modern convenience. There are sun parlors, kitchen cabinets, buffets, book cases, window seats, breakfast nooks, open fireplaces, beam ceilings, hardwood floors, bath tubs, ironing boards, plumbing and electrical fixtures, and other appliances. Ten years ago most of these were luxuries and were not figured as a part of the construction cost.

HOW MUCH OF THE INCOME SHOULD A HOUSE ABSORB?

Many people now pay from 20 to 25 per cent of their income for rent. This amount will readily serve as the nucleus for regular payments from month to month. In addition to this, such an amount is would naturally be saved during the year may be added, deducting of course the amount required to pay the interest on deferred payments and such items as fuel, light taxes, insurance, and necessary living expenses.

*Reprinted by special permission from "Financing the Small Home", published by the National Lumber Manufacturing Association.

Generally speaking, a man may own a home worth one and one-half or two and one-half times his annual income. A home ought to cost no more than the total sum a purchaser is prepared to pay over a period of 10 or 15 years.

You can put into payments on a home the amount you can afford to pay for rent plus what you are able to save out of your income over and above current living expenses.

If a man buys a lot where improvements have not been made, he will have to pay additional costs later. These "public improvements" usually cost more than the land itself. This is a vital point to be remembered, for the question of payment is not optional; it is mandatory.

BUILDING AND LOAN ASSOCIATIONS

Membership in some form of building and loan association, whenever possible, is perhaps the most satisfactory way in which to arrange for financing a home. A study of their records for the past 92 years justifies the belief that no man of ordinary health, ability, and purpose need long deprive his family of the benefits of home ownership, provided his community is served by one of these local co-operative thrift associations, variously termed Building and Loan Associations, Savings and Loan Institutes, Homestead Associations, or Co-operative Banks.

WHAT ARE BUILDING AND LOAN ASSOCIATIONS?

Building and Loan Associations in the great majority of cases are mutual co-operative organizations formed to promote systematic thrift and savings and to employ these savings in the building, buying, and improving of homes, and in the payment of mortgages on homes by weekly or monthly payments.

Two features are usually emphasized, first, that savings must be on a systematic basis, and second, that the funds shall be available primarily for loans on homes. The management is wholly democratic, each association member having a vote in the selection of its managing board.

RATIO OF LOAN TO VALUE OF PROPERTY

The amount which Building and Loan Associations will loan on a given property varies in different sections of the country and in different communities in each section. Broadly speaking the ratio of the loan to the value of the property varies from 50 to 80 per cent. It is fair to say that Building and Loan Associations will lend two-thirds of the value of the premises. In some states this amount is limited by statute. In New Jersey, laws place the limit at from 50 per cent to 75 per cent. Usually state laws are silent on this point, leaving the matter to the judgment of the directors of the several associations. The mortgage is usually repayable at the rate of 1 per cent per month of the face amount.

Of what other financial or business institution is it said that there have been so few losses to depositors or members over a period of ninety-two years? The reason they are unquestionably sound is because their assets are primarily easy payment mortgages on homes and it is very rare that a borrower will sacrifice his equity in a home and resume rental payments practically equivalent to those through which he might soon own his home free from debt. Many associations protect themselves and the families of their borrowers from loss by means of an insurance policy on the life of the borrower.

Experts join in the opinion that the solution of the home financial problem in the smaller communities lies in local Building and Loan Associations where the officers are local business men who know the borrowers personally, and where the depositors are also local people and well acquainted with the working of their Building and Loan Associations.

MORTGAGE LOANS

The mortgage loan is simply a recorded statement that because of money advanced the title to both land and building is offered as an assurance that the borrower will pay the full value of the loan with interest. If the lot has been paid for, or if 20% of the total investment has been saved, it is safe to ask for a mortgage loan. Better terms will

be obtainable for the loan if more than 20% of the necessary capital is available. Such loans are usually obtained from savings banks, building and loan associations, title, insurance and trust companies, life insurance companies, real estate firms, mortgage brokers, or from attorneys representing private capital.

Before a loan is made bankers or other financial agencies will carefully investigate the borrower's reputation for ability to meet personal obligations promptly. They will also study carefully the title, the location of the building site, and the probability of an increase in its land value. Plans and specifications of the house it is proposed to build will be examined to make sure that construction will be safe and economical.

Building and permanent mortgages are often obtained directly from private sources through personal or business acquaintances who have money for conservative investment. An attorney usually completes the arrangements. Occasionally contractors are willing to take the second mortgage in part payment of their services.

CONCLUSION

Every practical means should be used to promote home ownership in the United States, particularly for the rank and file of wage earners. This country is dependent upon industry, thrift, and home ownership for the maintenance of industrial peace, prosperity and good citizenship. When we actually make it possible for every man to acquire a home on terms not more burdensome than a fair rental basis, most of our big social and economic problems will disappear.

Basis of Architectural Comments

The following basis on which the architectural comments have been made will interest layman and architect alike as a rule for measuring minimum requirements in small house planning.

- PLAN: REASONABLE COST
COMPACTNESS
EXPOSURE OF WINDOWS TO SUNSHINE
EXPOSURE OF TWO OR MORE SIDES OF ROOMS
- FRONT DOOR: (a) Entrance hall more desirable than entering directly into living room.
(b) Convenient entrance from motor driveway.
(c) Accessibility of a bedroom (and bath) for dressing room when entering.
(d) Accessibility of front door from rear of house for answering bell.
- LIVING ROOM: (a) Fireplace should be away from entrance door.
(b) When serving as a dining room, latter end of room should be away from front door.
(c) Conveniently planned for good arrangement of furniture.
- DINING ROOM: (a) Undesirable to have bedrooms opening from it.
- BEDROOMS: (a) Should be in a suite with bath so that one does not have to pass through living rooms to get to bath from bedroom.
(b) There should be a door from rear part of house to one bedroom, so that same may be used for maid's room, or for hostess to be able to slip into bedroom from kitchen.
(c) Good locations for at least -
Double bed
Chiffonier or dressing table
Bed table
Two chairs
- SLEEPING PORCH: Desirable but not essential.
- BATHROOM: (a) A toilet should not be in too prominent a location when viewed from the door.
(b) Tub should not be across window end of room.
(c) One door better than two.
- KITCHEN (a) Pass pantry not essential in house of this character.
(b) Sink should be under window and have ample drain boards on each end.

- (c) Closet space should be provided for pots and pans and kitchen utensils and groceries.
Cool closet (which should be on outside wall) for perishable food.
 - China closet
Broom closet (may be on screen porch).
- SCREEN PORCH: (a) One set tub and space for washing machine at side, or two set tubs
- (b) Refrigerator (this may be in kitchen but it so should be fed from screen porch)
- GARDEN: (a) Flower garden should have pleasing prospect from living room or bed room.
- Kitchen garden may be so arranged as to be a thing of beauty from house.
- Place for garden tools
- GARAGE: (a) Placing near front has the advantage of giving larger space for garden.
- Sufficiently wide for work bench for general household use.
- Accessibly from house; under same roof is advantageous.
- Storage space for fire wood.
- Storage space for trunks and lumber, etc.
- IN GENERAL: (a) A house with one type of roof over all more pleasing than of various kinds.
- Tile or tileproof material better than shingles for roof, though shingles and shakes in good taste.
- (c) Visibility of chimney from front desirable

To the home builder this plan brings a contrast of values based on the same ideal which should make it easy for him to choose which house is best suited to his purpose

I. Spanish-California Types

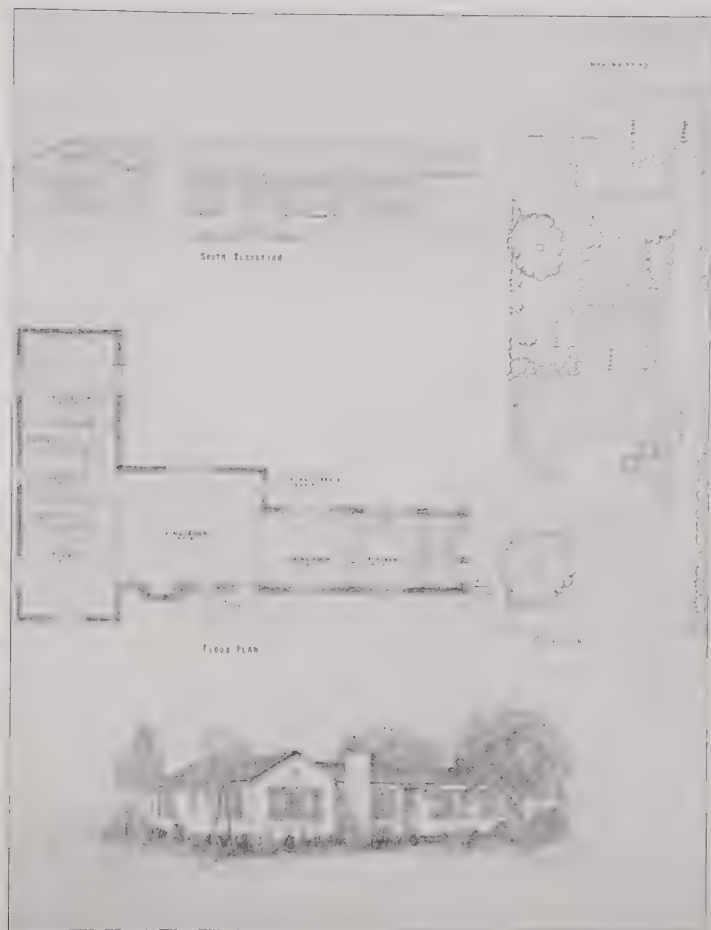
Design One By HOWARD S. RICHMOND

This rambling plan has much of the charm of an old remodeled farmhouse, and is an unique development for a small house on a small lot. The entrance is conveniently off the driveway and the kitchen entrance is well removed from the living rooms of the house.

There are ample closets and cupboards and good wall spaces for furniture.

This type of plan is admirably adapted to a hot climate as cross ventilation is provided for.

The garden, though small, is given the utmost privacy by the arrangement of the house on the lot and is so situated in respect to the main rooms that it would be an ideal outdoor living room.



Designed by
HOWARD S. RICHMOND

Design Two—By WILLIAM PECK

This house seems to be designed on good structural lines and can easily be built of simple materials. The general effectiveness of the house would be considerably increased if the gates now shown at the rear of the house were moved to the front line. The plan is compact and not difficult to roof.

As the living room is not immediately adjacent to the garden this plan would be more appropriate for a lot from which there is little or no view. The exposures of all rooms except the dining room are good and the dining room exposure might be improved by making the entrance wall between the patio and dining room all glass.

The location of the front door is good, but the attractiveness of the house might possibly be increased by moving the front door towards the bedroom wing which would improve the placing of furniture in the room itself.

The bedroom wing is well placed with respect to the living room and is easily accessible from the front door.

The living room is admirably planned, well lighted and the fire place is correctly placed out of the main circulation.

The dining room is conveniently placed with respect to the kitchen and living room and the door between the dining room and passage might be eliminated.

The placing of the rooms and bath in the bedroom wing is good and the closet space is cleverly arranged, although the closets might be improved by the introduction of windows in the same at the outside wall. The effectiveness of the plan might be considerably increased by the introduction of a door between bedroom No. 2 and the screen porch.

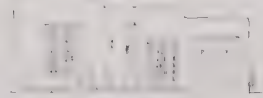
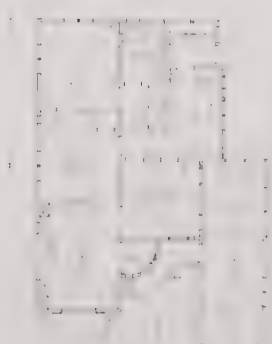
The kitchen is well arranged and the breakfast nook is cleverly placed with respect to the kitchen service.



Designed by
WILLIAM PICK

Design Three—By JAMES BASEVI

A very courageous attempt at the difficult flat roof for the obvious reason of economy. The living room wing takes its place with the French window and shutters. An alternate would be to place the garage in the rear with an enclosing wall about the pergola court. The kitchen and screen porch could be moved up to take the place of the pergola so that the dining room would open onto the rear garden.



A SMALL RESIDENCE SUITABLE FOR CALIFORNIA.

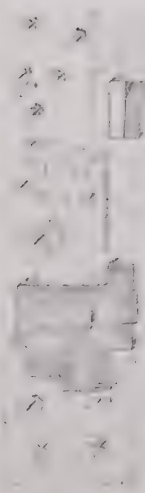
Design Four By NOMLAND & SCHROEDER

This house is well planned for a minimum of hall space. The rooms are well located, each bedroom and the living room having exposures on two sides giving plenty of sunshine in the rooms as well as a good cross draught.

Although the entrance is directly into the living room, it is well away from the fireplace, leaving the living end of the main room undisturbed by the circulation between the other parts of the house. Good wall spaces for furniture in the rooms and good cupboard space in the kitchen is provided in this plan, though more closet space such as for coats and storage could be used advantageously.

The driveway is well away from the bedrooms and conveniently close to both entrance porch and kitchen entrance.

The charmingly informal development of the rear yard with the circular fountain off the dining room is an added attraction.



PLAN ELEVATION

DESIGN *for* A FIVE ROOM
HOUSE * COST \$5000 *

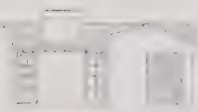
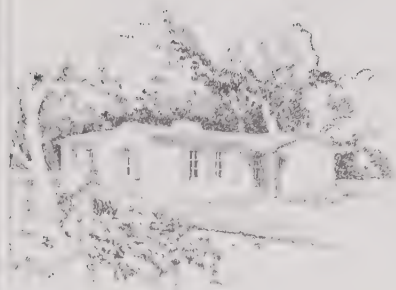
Designed by
NOAH AND S. SCHROEDER

Design Five—By M. M. DEAHNA

A plan giving the attractions of a three sided court necessarily loses in compactness, but it allows points of interest not usually found in houses of this type. The "Common Room," taking the place of both living and dining room gives opportunity for one large room with no added expense. Here it is well handled with the dining end well away from the entrance and plenty of wall space for furniture.

The dining terrace or court is a charming feature and its necessarily small dimensions when designed for a lot of this size could be made less apparent by the use of one span of vine covered trellis or pergola in place of the two large eaves shown in the accompanying elevation.

There is plenty of good closet and wall space in the bed rooms, both of which have cross ventilation of air and a generous service wing.



DESIGN FOR
A FIVE ROOM HOUSE
TO COST
LESS THAN \$ 5000
FOR THE
COMMUNITY ARTS ASSOCIATION
OF
SANTA BARBARA
CALIFORNIA

Designed by
M. M. DEAN

Design Six -By HARRISON CLARKE

The small two story house is a far more difficult problem for the architect than the same area spread on the ground, inasmuch as it is necessary to procure an attractive exterior that shall not look too high for its width. The author of this design has solved the problem most happily.

The small ground space occupied, gives added garden area which is most desirable in so small a lot. The plan is original and well provided with the needed utilities.

The living room with its rear window group on the axis of the garden, and its cozy fireplace end is excellently planned. There is a good chance for bookcases at either side.

As an alternative in the bath room the shower could be placed over the tub and the shower room used as a linen closet. The present linen closet could be used for towels and other bath room supplies.

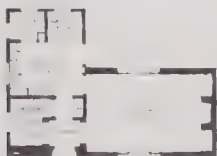
An extra closet with a raised floor could be provided in the space above the staircase opening into the rear bedroom. This would be useful for household appliances.

The door from front bedroom to bath seems to us hardly necessary with the hall door so near. With this door omitted the rather inadequate bed space would be improved, even allowing sufficient space for twin beds.

The garden layout is well planned. The use of the garage wall with the suggested niche as a cross axis for the garden is excellent. The garden side of the house with its overhanging balcony has the quaint charm of the early Spanish houses in this locality.



GARDEN SIDE



★ DESIGN FOR A FIVE ROOM HOUSE TO COST LESS THAN \$5000. FOR THE COMMUNITY ARTS ASSOCIATION SANTA BARBARA - CALIFORNIA

Designed by
HARRISON CLARK

This plan recommends itself at a glance. It has all of the small home utilities with the exception of a closet for coats and other outdoor things. Such a closet could be extended from the corner of the living room nearest the entrance with perhaps an added air of quaintness to the exterior. The fireplace on the terrace is interesting, but could be omitted in the interests of economy. If it were retained sooner or later the owner would undoubtedly roof and "glass in" the terrace and thereby add another room at small additional expense.

The exterior is splendidly handled, is straightforward, simple and economical in construction.

The motor porch is a logical entrance porch to the modern house. The house should face the north. The grounds are well handled and the planting appropriate.



Designed by
PAUL R. WILLIAMS

Design Eight—By ANGUS McD. MCSWEENEY

In general, this house has attractive lines and is dignified. The plan itself is well arranged and would roof easily and attractively. The front door is well placed in the living room providing a minimum of passage through this room and being accessible to the bedroom wing.

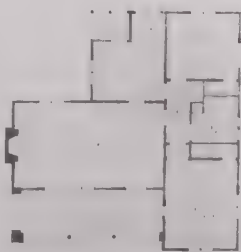
The living room itself is lighted from its two long sides, the fireplace is well placed and the chimney attractively handled on the exterior.

The bedroom wing is well arranged and placed. The bedrooms are well lighted. The bathroom fixtures are economically placed with respect to each other but the bath room might better be reversed so that the toilet does not come opposite the bathroom door.

The breakfast nook overlooking the garden is an attractive feature.

The garage is well located and accessible to the screen porch for rainy weather.

Altogether this is one of the attractive plans.



19.05 FEET

- SMALL HOUSE COMPETITION -

Designed by
ANGUS McD. McSWINEY

Design Nine -By ANGUS McDONALD MCSWEENEY

This house follows very attractive lines and the elevation of the street front is quiet, dignified and well studied. The plan itself seems to be compact and there is very little waste space. The front door is well located, but the entrance from the living quarters to the bedroom suite would be better located as close as possible to the front door instead of from the dining room.

The living room is well designed. The fireplace is correctly placed and it should be easy to arrange furniture properly in this room.

The dining room is small but contains a charming view of the garden and a nice feature would be to carry the tile pavement outside through the dining room to the line of the living room.

The bedroom suite is well arranged, closet space ample and has excellent possibility for good outside light. The kitchen is small but commodious and the dining alcove opening to the garden should be attractive. The screen porch, however, is a trifle small.

The house is well placed with respect to the garden and the garage is well located in relation to the house, and if built of the proper materials this house should prove very attractive in actual construction.

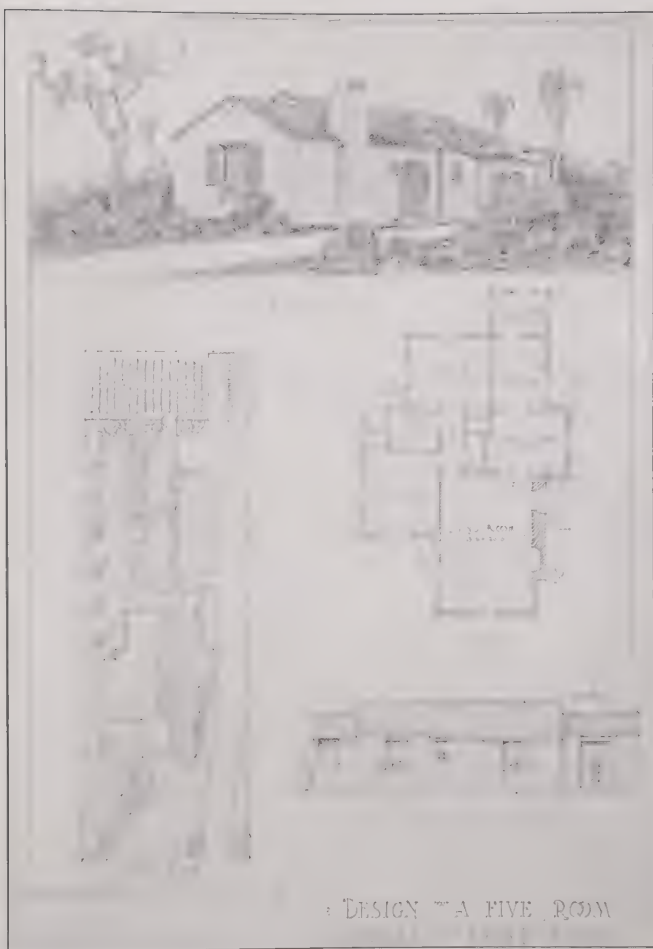
Design Eleven -By NØMLAND & SCHROEDER

The large wall spaces, tile roof and iron grilles give quite a Spanish atmosphere and the house would be particularly fortunate in having a tropical garden setting.

The rooms individually are well planned with ample wall space for furniture and the kitchen is provided with cupboards.

The orientation of the house is well thought out, giving sun in the bedrooms and living room practically all the day and having a shady exposure for the kitchen except in the early morning.

Living room and bedrooms all have windows on two sides giving cross ventilation and the house is placed well back from the lot lines to allow for plenty of light and air.



Designed by
NORM AND S. SCHROEDER

Design Twelve -By J. H. RESII

This plan is spread out and would be rather expensive on account of the roof and foundation areas, but the layout would well repay the owner. The house presents a simple, quiet aspect toward the street.

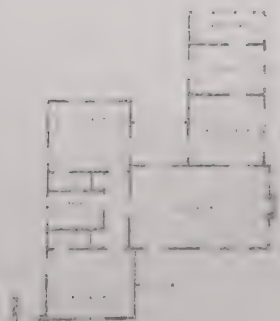
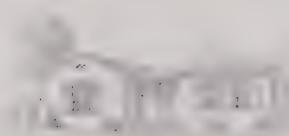


Fig. 1
I. H. Riss

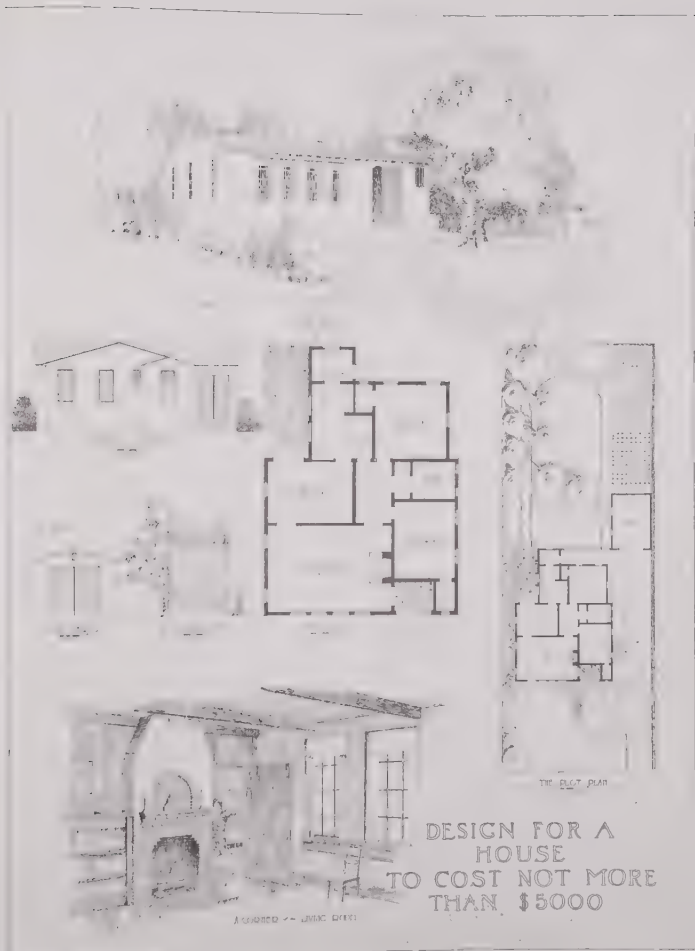
This house would in most localities exceed the five-thousand dollar limit. Without materially injuring the plan, the entire rear wall could be brought forward three feet. In a house of this character 3' 6" is quite wide enough for the bedroom corridor. The extra space in the bathroom could open from the hall as a coat closet. The unmarked space between bathroom and west bedroom is intended for a linen closet. There is room on the screened porch for refrigerator and cooler and in the ample kitchen cases for stores. The dining room and living room are well arranged and it is well to set the bookcases at the side of the fireplace. The wall adds much to the dignity of the house and the wood shutters give a pleasing touch of quaintness.



Designed by
JAMES C. SMITH

Design Fourteen —By WILLIAM M. STRYKOR

This design is an excellent compact plan, easy to roof and most appropriate to Southern California. An interesting variation would be to place the fireplace in the living room at the end opposite that shown on the drawing thus taking it away from the circulation near the entrance door and the door to the bedroom corridor. There is room for a coat closet in the inside hall. This side of the house being near the lot line it would be well to have high windows on either side of the fireplace with bookcases below. The attractive group of windows in the front will give ample light and the afternoon sun. The exterior has a simple dignity and is designed with a thought of economical construction. The garden is admirably arranged, and the house is well placed as to the sun.



Designed by
WILLIAM M. SIKKOR

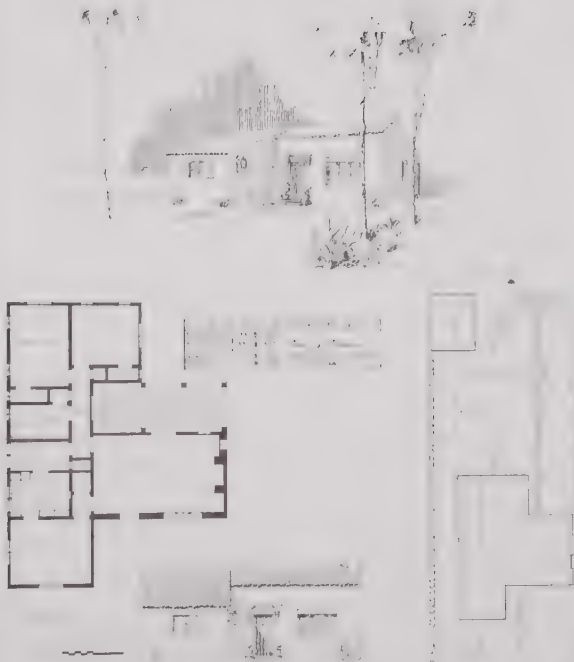
Design Fifteen—By RODNEY D. McCLELLAND

This house is well placed on the property. The living room and porch open directly on the axis of the garden. The kitchen and screen porch are located so that the driveway serves them conveniently.

The rooms are well arranged with respect to circulation, and the kitchen, screen porch and bath room are so planned that the plumbing fixtures are economically arranged.

The living porch forms an important feature of the house and in warm weather would serve as an outdoor living room.

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CHIMNEY IN THE EAST ELEVATION. SCALE 1/8" = 1'-0" PLOT & ROOF PLAN AT RIGHT

SMALL HOUSE DESIGN FOR COMMUNITY ARTS ASSOCIATION

Designed by
RODNEY D. McCLELLAND

Design Sixteen—By L. GAIL McCULLY

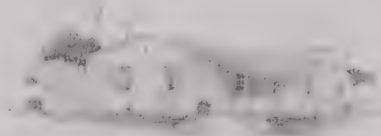
This is a very compact and charming little house, but unfortunately on account of the limitation of the width of the lot, the house might give the impression of being built sideways to the street. On a lot a trifle larger this house might well be placed with living room and dining room facing the street, or would be very appropriate for a corner location. It is particularly adaptable to the south because of its general style and character.

The plan is very compact and the roofing simple and direct, giving quiet, dignified lines to the house. The entrance door is well placed in the living room but the door from the living room to the hall might well be moved closer to the coat closet thereby conveniently reducing the passageway area in the living room. As this room would also serve as a dining room the table location and the kitchen as indicated on the plan are well placed.

The bedroom wing is well designed and the rooms well lighted.

The bathroom is well arranged and economically located with respect to kitchen plumbing. The kitchen is commodious in size and the fixtures are conveniently arranged and the nook overlooking the garden should prove an attractive feature.

The garden itself ties up well between the garage and the house, although the garage might preferably be moved close to the screen porch corner of the house to save steps in rainy weather and enlarge the service portion of the grounds.



· P E R S P E C T I V E ·

· H O U S E · S I D E ·



· S I D E · E L E V A T I O N ·

· F L O O R · P L A N ·



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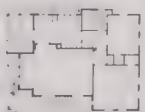
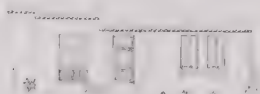
· S M A L L · H O U S E · C O M P E T I T I O N ·

Designed by
L. Gar McCully

Design Seventeen—By HOMER FISHER

This is a compact and economical plan, with a simple, unaffected exterior treatment. The plaster bench at the entrance door is novel and inviting. It might be replaced by a Spanish wood bench with a back and without the plaster arm as shown. The entrance porch could be paved with cement marked off in patterns. It is usually better not to use cement finish colored with strong coloring matter as this depreciates the quality of the finish. A little raw umber to warm the natural cold color of the cement is desirable and the natural and straightforward use of cement is more pleasing than trying to obtain an imitation clay tile effect.

The tile floor indicated for the bath room could be of 6 by 6 inch hand-burned red clay tiles about one inch thick, laid in narrow uncolored cement joints. To make a neat finish there should be a joint around the walls and top. If this kind of a floor is finished with mineral wax, efflorescence or "alkali" is prevented and the resulting floor can be kept clean with a minimum of trouble.



• DESIGN • FOR • A • SMALL • HOUSE • TO • COST • \$5000 •

Designed by
HOMER FISHER

In general grouping, roof lines and attractiveness, this was probably the best design submitted in the competition. The partitions are well arranged structurally, the units of the plan are well related to each other and the rooms well placed and lighted. The author of this plan has conceived a very happy solution for the placing of the garage but the plan might be improved conveniently by the introduction of a door between the garage and living room for use of the owner during rainy weather.

The entrance to the patio and to the house is well arranged and the front door is excellently located with respect to the rooms it must serve. This plan contains an entrance hall, a feature which is almost essential to the privacy of any house no matter how small.

The living room is charmingly arranged and is intimately tied to the garden, although possibly the fireplace might be better located in the end wall for convenience in grouping furniture.

The bedroom wing is well planned. The size of the bath room is good and the fixtures well located. The dining alcove, located between the living room and kitchen, serves as a pass pantry in case of serving dinners in the living room. The kitchen is small but commodiously arranged and the screen porch is of ample size.

The relation of this house with the street, motor drive and garden is ideal and in general the plan could not be improved upon unless possibly the rear bedroom might be made a trifle wider.

The plan could be reversed if the lot had a westerly front.



COMPETITION FOR A HOUSE TO COST NOT MORE THAN \$5000

THE
ARCHITECT

This design is of a type which is commonly associated with the architecture of Southern California and when properly carried out with a simple and well chosen color scheme makes a pleasing composition.

The plot plan arrangement is excellent. The garden development is centered on the living room and dining room while the screen porch is directly accessible to the drying yard and kitchen garden. The total width of the house is a trifle too great for a fifty foot lot and a wider lot would provide a better setting.

The plan is conveniently arranged; the entrance vestibule is accessible to the living rooms and the bedroom wing. Making a passageway of the living room is a common fault in most small house plans, but it has been avoided in this instance by a clever disposition of the rooms without sacrificing an excessive floor area to provide for a hall.

A feature which would probably recommend itself to most housekeepers would be a door from the rear bedroom to the kitchen or dining room, providing a short cut from the kitchen to the bedroom wing without passing through the living room, dining room, or hall. A rearrangement of the bathroom fixtures would permit the bathroom door to be placed so that it would not fall in direct line with the door of the living room.



1801
7100
PLAN

Designed by
C. M. M. M.

Design Twenty—By C. W. LEMMON

Typically Californian is this charming bungalow, the rooms of which all have exposure on two sides.

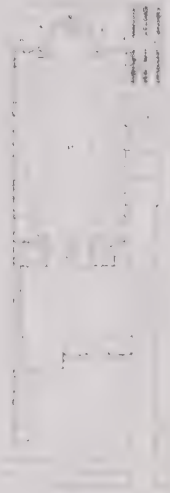
The circulation is excellent, all rooms except the kitchen being reached from the entry without going through any other room.

There is a good closet and wall space for furniture. The dining room is so situated that it could be used as an emergency bedroom, having direct access to the bath through the hall.

The rear yard is developed into a charming garden vista which, though not opening directly off of the living room, is well arranged with respect to the general scheme.

The garage is well placed near the front, giving good gardening space behind.

The simple lines of the roof are in keeping with a house of this type, and the tile, though an added expense, has the advantage of being fireproof.

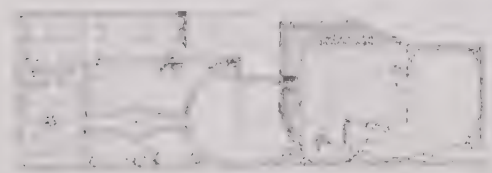


DESIGN FOR
A FIVE ROOM HOUSE
TO COST
LESS THAN \$5000
FOR THE
COMMUNITY ARTS ASSOCIATION
OF
SANTA BARBARA
CALIFORNIA

Designed by
C. W. LEMMON

Design Twenty-one -By W. RAY WINEGAR

This layout shows an unique arrangement of the living room in connection with the garden. The hall is supposed to be lighted over the roof of the side porch. The house is very well placed on the lot and makes a liveable, compact building which would turnish well and a convenient house to care for.



OF A HOUSE TO COST \$ 500

Designed by
W. RAY WINGGAK

Design Twenty-two—By H. I. MOSES

This plan gives the maximum exposure for each room.

A well defined walk, however, should lead from the street to the end of the front veranda which should be faced with common brick or brick tile. The exterior walls could be of shingles, shakes or ship-lap and if the latter were used and all of the exterior, including the brick chimney, were whitewashed, with the sash and doors painted a bright clear color blue, green, orange, vermillion, even purple, a most artistic result might be obtained. The gay little awning over the dining room door adds a thoughtful touch to a simple and thoroughly satisfactory small house.

Design Twenty-three By LOUIS KORN

This plan resembles very closely the early Spanish adobes.

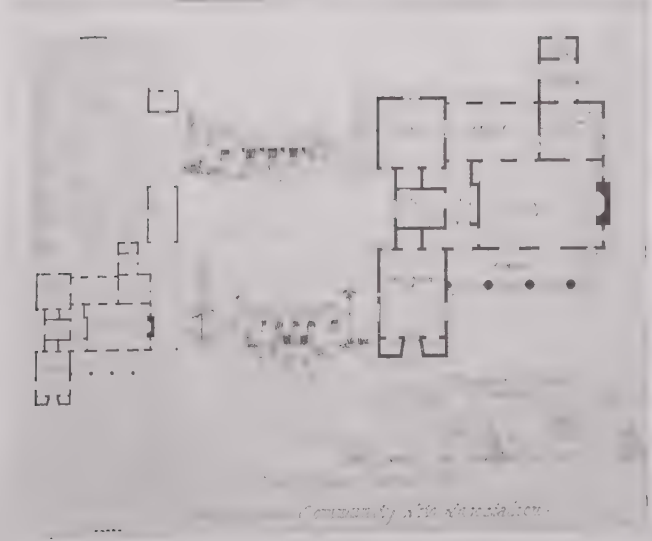
The house would look well in white with a tile roof, iron grilles and blue shutters, but is easily adapted to almost any treatment desired.

The interior has many well devised conveniences.

The entrance hall is a fine feature in this small house but a coat closet could be easily added by bringing the bath room wall flush with the bedroom walls and yet not increase the hall space. Having two small front bedroom closets is a great convenience when two people are occupying the same room.

Inasmuch as the patio is practically a dining room there might be direct access arranged to the kitchen.

If the patio is not enclosed as shown, the entrance from kitchen to living room could remain as at present and the fireplace be changed to the hall wall, making the far end of the living room available for dining purposes without disturbing the living room effect of a grouping about the fireplace.



Community site plan.

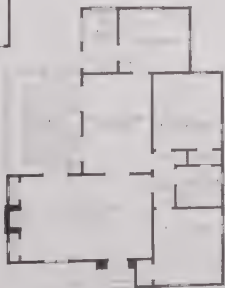
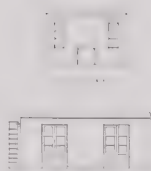
Designed by
LOUIS KORN

Design Twenty-four By L. A. THOMAS

A simple, compact and easily roofed house. An interesting variation would be to place the screen porch at the end of the kitchen thereby obtaining a prospect of the garden from the dining room.

While shingles are indicated for the roof, shakes would be equally in keeping with this style of house and usually could be substituted for shingles at no additional cost. Terra cotta tile, preferably hand-made would, of course, be the perfect thing for the roof but the additional cost would have to be carefully considered.

The arrangement of living room is well planned. A small door between kitchen and bedroom might be of advantage to some housekeepers.



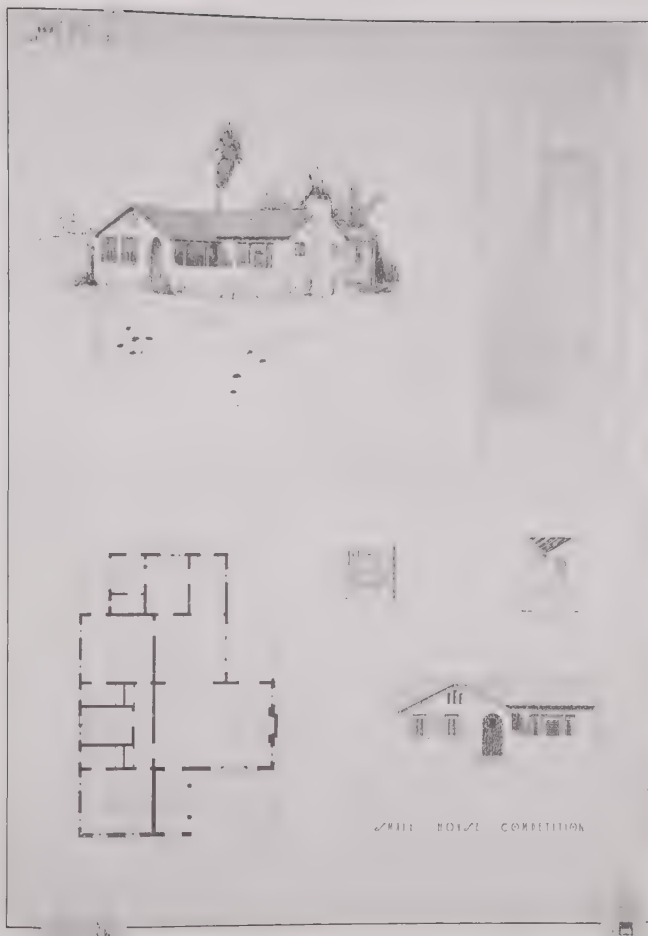
• COMPETITION •
• FOR •
A FIVE ROOM HOUSE TO COST • 5000

Designed by
F. A. THOMAS

Design Twenty-five By MILLER & GLOEGE

This is an elaborate plan, and it would probably run more than the estimate. One of the windows flanking the fireplace, preferably the front one, could be omitted and a bookcase put there. In general the arrangement is good. Concealing the toilet in the bath room when the door is open is a good feature.

While economy should be practised when selecting the plumbing fixtures, the last place to economize is with the water closets. Only the best and most perfectly made fixtures should be chosen.



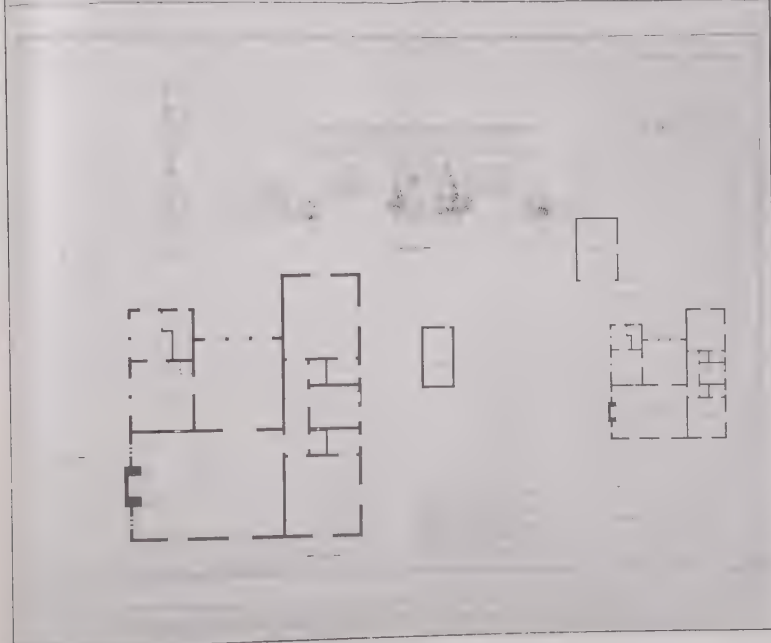
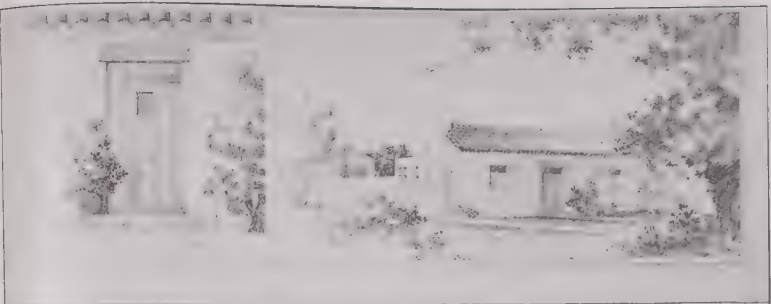
Designed by
MULLER & GORGE

Design Twenty-six --By GANO CHITTENDEN

This house represents a simple, yet tasteful example of Southern California architecture. It is laid out with an idea of economy, but is complete in essential details. A basement is *not* absolutely necessary in many localities and could easily be omitted. A door between the dining room and bedroom hall would add to the general accessibility of the plan. The plaster in the living room should be irregular like that of an adobe wall and the ceiling should be the natural wood beam purlins, stained either brown or gray.

The garage is well placed, being not too far from the house. It could easily be attached to the house adjacent to the living room, leaving a service yard in the rear and adding more space for the garden.

The plaster on the exterior should resemble adobe with the roof of red tiles and the window frames, shutters, door and lintels of brown.



Designed by
GARY CHILDSEN

The charm of this house lies in its simplicity. Constructed with a stucco exterior and tile roof, it presents a quiet and harmonious composition well in accord with the historical architecture of Southern California.

The plot plan arrangement is good. The living room has a definite connection with the garden, and the use of French doors in the bedrooms would serve to link the garden more intimately with the house.

The combined living and dining room forms a single room sufficiently large to give a sense of spaciousness. The alcove in the kitchen provides space for a breakfast table when it is not desirable to use the dining room portion of the living room.

The plan might be improved by moving the fireplace to the opposite end of the room so that it would be more available for the grouping of furniture around it than in the dining room end and as shown on the sketch. One particular merit of the plan is that every room in the house has two exposures, and the living room has three.



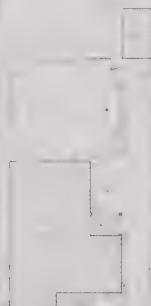
Small House Competition.

Designed by
LATHAM B. MILLER

The style of this house is especially appropriate for Southern California, and its simple but effective treatment of the exterior is to be commended. Much of the charm is due to the large amount of wall surface on the front elevation and the absence of unnecessary detail. The shake roof indicated on the sketch, laid up with an irregular line gives more character than the ordinary shingle roof. A red Mission tile would be the ideal roofing material for this type of house, and although it would cost considerably more than the shake roof, the additional expense would be justified by the artistic result, also by the fact that a tile roof is permanent and needs practically no repairs.

The plot plan arrangement does not allow for much planting at the side of the house, the space being occupied by the driveway and service yard. This, however, is a common difficulty encountered in fifty-foot lots and a wider lot would provide a much better setting for this house. A hedge planted along the driveway would provide more privacy for the living porch and would serve to give a more definite connection between the living room and garden.

The plan is very convenient, access being afforded to all the rooms from the rear hall without passing through the living room. The kitchen could be reduced somewhat in size and the dining room proportionately increased, and the space occupied by the breakfast alcove could be made into a coat closet opening from the hall or living room.



• Design for a Small House - San Francisco Arts Association Competition •

Designed by
D. T. LITTLE

Design Twenty-nine By GEORGE C. ANDERSON

The arrangement of this house is good.

The house should be placed so that the dining room gets the morning sunlight. This, if necessary, might be obtained by reversing the plan.

The exterior of the house is simple and commendable. The construction might be of hollow tile, carefully waterproofed on the inside before plastering. The lintels over the windows should be solid and genuine and thus used are significant as recalling the method of construction used in adobe buildings in early California days.

The exterior stucco, while irregular and "hand-made" in texture, should avoid the wierd and affected textures and dappled colorings so frequently seen in Southern California. Warm greys, tan, buff, even pink are satisfactory and the color may be used integrally in the last coat of stucco or painted or washed in afterwards.



Designed by
GEORGE C. ANDERSON

Design Thirty By RANDELL A. DUELL

This plan is commendable. A small vestibule and coat closet might add value to the house and still keep the right size. The living part of the house opens very well to the garden in the rear. The fireplace in the living room is opposite the entrance, a point not to be lost sight of when planning a house which has the front entrance direct into the living room.

The placing of the garage at the rear of the lot is required in some localities, but it means backing a car all the way to the street. When this is not required a "Y" can be arranged near the garage so that the car can be turned around before making the return trip as shown in the plan opposite.



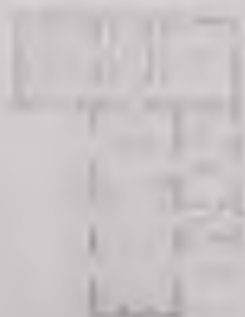
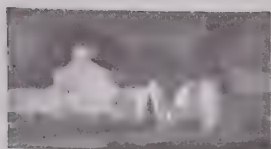
Designed by
RANDELL A. DUFF

Design Thirty-one By H. G. LEWIS

A good plan with an interesting exterior and most suitable to Southern California. The door shown from entrance hall to kitchen should be closed. The side garden opening from the living room, dining room and bedroom, with its brick terrace is a most desirable feature. The rooms would have a more desirable exposure if built on a lot where the kitchen, service porch, etc. could be on the north side. This would give an east and south exposure to the living room, dining room and bedroom. The plan could be revised to obtain this result.

These drawings indicate that the walls are to be at least 12 inches thick. This is highly desirable in a house of this style but usually the cost is prohibitive.

To carry out the house design consistently with the character indicated, the floors should be tile throughout



Designed by
H. G. Lewis

Design Thirty-two By J. V. MACKAY

This house is economically planned and permits of a fairly good plot plan arrangement. The isolation of the rear garden from the living room could be overcome to a certain extent by providing French doors from the bedroom opening on the garden. The location of the screen porch gives an excellent opportunity to develop a drying yard, kitchen garden, etc., which would be isolated from the rest of the garden and not visible from the street.

The exterior composition is attractive and is of a type well adapted to Southern California. The plan arrangement might be improved by changing the location of the fireplace to the corner between the living room and the dining room and opening the hall from the end nearest the front door. This would give a better opportunity for furniture grouping around the fireplace and give more direct communication from the front door to the hall.

The exposed rafters in the living room and dining room should be adzed, although a less expensive treatment is to take off the corners of the rough-sawn timbers with a drawing-knife and go over the saw-marked surface with coarse sandpaper.



Designed by
J. V. MACKAY

Design Thirty-three -- By C. M. BALDWIN

An interesting plan if the patio does not seem too narrow. Another arrangement might be made if the fireplace were moved to the side of the living room and an entrance placed where the chimney is shown.

A greater sense of breadth might be obtained in the patio by having it without break between the corridor part and that open to the sky.

The under-side of the patio corridor might be painted with Chinese vermillion. The effect of warm reflected light thus obtained is very pleasing.



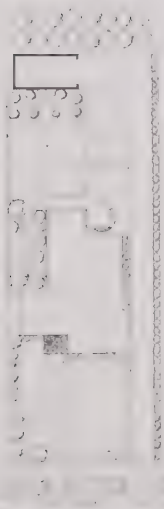
Designed by
C. M. Russell

Design Thirty-four By J. R. DANIELS

The particular advantage of this plan is the abundance of light and air obtained for every room. The driveway along the bedroom side of the house gives additional exposure to these rooms. However, this advantage is gained at the expense of the yard development as part of the house scheme. The flower garden is charmingly laid out with the blank wall of the garage as a background, and though small can be made most attractive with neat carefully laid-out walks and beds and with a striking fountain possibly of brightly colored Mexican tiles at the end of the axis against the garage wall.

Inside, the individual rooms are well arranged for furniture. There is good cupboard and closet space, and the position of all rooms, except possibly the kitchen, is conveniently arranged. The breakfast nook is a useful addition to a house of this size.

The entry with its coat closet is a great convenience but would be better if connected directly with the bedroom hall and more accessible from the kitchen.



Designed by
I. R. DANDIS

Design Thirty-five—By R. H. CRAWFORD

This house with its simple facade would prove very attractive with a wealth of planting. A buff adobe-finish plaster would combine well with brown-stained blinds and shingle roof. If expense were not to be considered tile would look well in place of the shingles.

The interior of the house is conveniently arranged, but several changes might be made that would not add greatly to the cost.

A vestibule and coat closet could be added by broadening the entire house four feet, leaving the living room as at present, while enlarging the present terrace to good advantage. This hallway would allow an ample closet for the front bedroom on the right, doing away with the break in the outside walls as is at present necessary to make a closet. The front bedroom could be of the same width as the rear one.

The dining and living rooms are well placed to take advantage of an attractively planned garden. French doors are intended to be placed in the patio side of the dining room as well as on the outer wall, making it a veritable sun-room if placed on the lot with this exposure in mind. The present bay window gives an excellent opportunity for a serving counter or buffet. If possible the size of the dining room might be increased to meet the farthest kitchen wall.

The kitchen, conveniently planned, is adequate for average needs but might be enlarged by bringing the screen porch flush with the front wall, and for a matter of economy a laundry tray might be combined with the kitchen sink rather than having a separate laundry beyond the garage.

It would be a convenience to many owners if the garage were brought considerably forward.



Design Thirty-six -By CALVIN M. BUTLER

This plan should face north or west to give the dining room the morning sun.

If one must enter directly into the privacy of a family living room, the entrance here shown is excellently placed. It is well away from the fireplace and close to the bedroom corridor or hallway thus using a minimum of wall space.

The French window in the dining room gives access to the garden. The utilities are well placed and the plan is convertible so that the occupant may do her own work, or have convenient quarters for a maid.

The exterior could be enhanced by a little projection of cornice with its softening shadows on a buff brown porch, posts and cornices, a shingle roof with courses not too regular and red chimney pots which would make an harmonious whole. For a simple house like this planting means much.



- DESIGN FOR A SMALL HOUSE TO COST \$5000 -

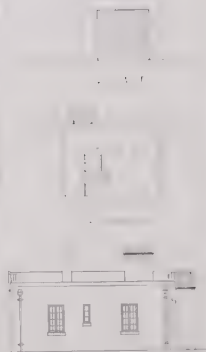
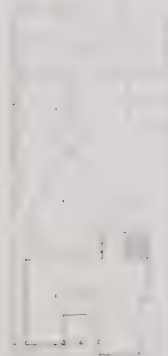
Designed by
CARLOS M. BULLER

Design Thirty-seven By CARLOS S. ELBERT

The plan has many good features, chief among which are the well lighted rooms and accessibility of the rooms from a central hall. This arrangement is convenient when entertaining. Both chambers may be used for coat rooms and the hostess can easily reach the front door from the kitchen while putting finishing touches to the dinner.

The exterior of the house could be tinted a warm grey and the interior of the entrance porch painted a strong burnt orange or even clear, true blue. Stucco houses should invariably have the window frames painted the color of the stucco walls, leaving the sash to be painted in a contrasting color. The result is that the windows look smaller and the walls more massive.

The tops of window boxes should be kept well below the window sills to allow the bottom of the sash to swing clear of the plants.



SIDE ELEVATION

DESIGN FOR A SMALL HOUSE TO COST \$5000

... ..	1500
POORCHES	1000
...	400
...	1000

Designed by
CARLOS S. FERRI

II. English Rural Stucco Types

Design Thirty-eight—By EMMET G. MARTIN

This interesting house, though not Californian in style, would be charming in the right setting. An informal garden treatment with trees and masses of shrubs as shown by the designer would give the intimate feeling that is so in keeping with this style.

The terrace, off the living room and dining room, commands a sweep of the rear garden which is closed in with shrubbery.

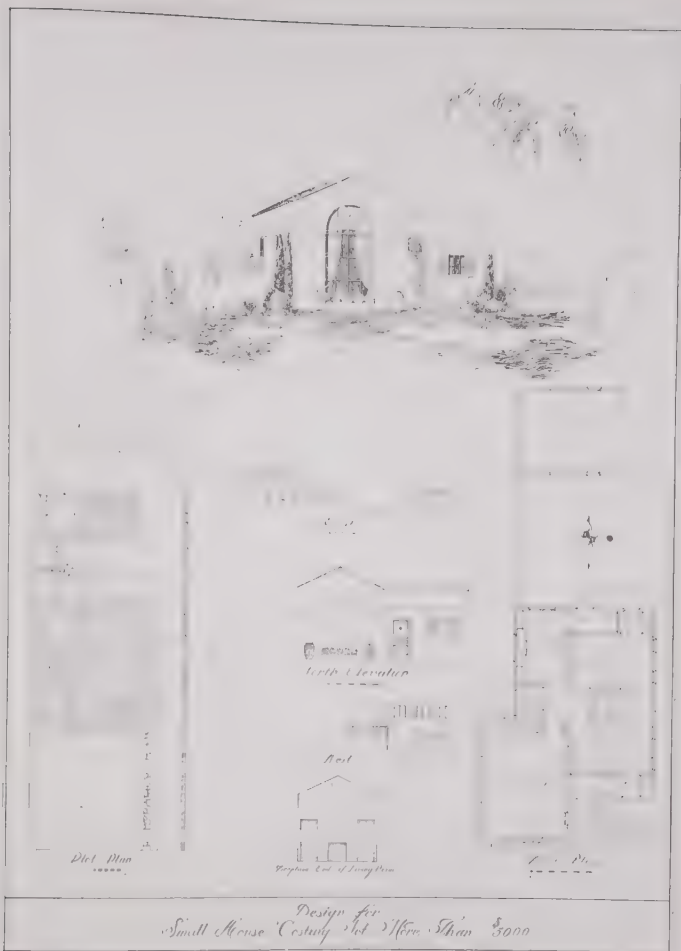
The style justifies the irregular outline with breaks in the exterior walls and roof lines but the numerous small closets may prove an added expense. The plan shows a well thought out room arrangement which might be improved by having a direct access to the hall from the entry instead of only into the living room. The rooms have good wall spaces for furniture and there is ample cupboard space in the kitchen and screen porch.

The garage as shown gives over a large proportion of such a small lot to driveway but it could easily be moved farther forward on the lot if desired.

The plan is compact.

This drawing shows a most interesting arrangement of a home for an artist, particularly if the house is placed upon the south side of a street. With its delightfully high ceiling in the living room and the resulting high roof line, the house would hold its own in a street of two-story dwellings.

By shifting the wall the service yard could be made smaller and the attractive garden correspondingly increased.



Designed by
McCYMONY & HUGH

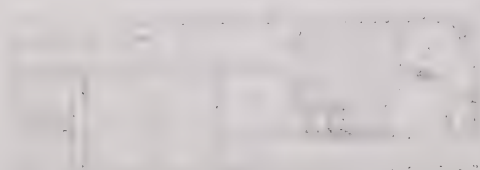
Design Forty-one—By SOMMER & MAY

The plan is small and well designed, which would make housekeeping extremely easy.

An inexpensive treatment of the living room would be to have the ceiling panelled and stained brown with the wall plaster slightly wavy and painted or tinted white or left in the natural putty coat.

The exterior plaster should be finished to resemble adobe and painted white or whitewashed. The roof should be covered with red tiles, though shingles laid to resemble a thatched roof would make a pleasing variation.

The central motif of the garden is well placed in the center of living room windows. The garage might be varied if placed more toward the front and its corner connected with the house.



PLAN

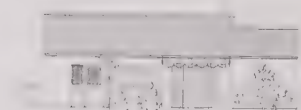
DESIGN FOR A HOUSE

Designed by
SOMMER & MAY

In this house the atmosphere of the California type of the small home has been achieved economically. The plan is compact and the service approach and rear yard are well separated from the main part of the house. The placing of the garage as part of the house and near the front door makes access to the garage very convenient.

The living room, through the dining room, commands a vista of the rear garden from the space near the fireplace, which is well away from the front entrance. Slight changes could be made to give more needed cupboard space in the kitchen.

The rear garden is well worked out to make actual outdoor living quarters.



Floor Plan

DESIGN FOR A SMALL CALIFORNIA HOUSE.
TO COST \$5000.00.

Designed by
Rosa Connor

Design Forty three By JACK J. LONDON

The plan is compact and provides for a beautiful vista through the garden. The latter, with its beautiful mountain, is well studied. The exterior of the house should be finished in rough stucco, and the windows and door trim and frames painted the same color. The sash could be the same clear bright color, green, orange or blue, the rafters tobacco brown with sawn ends painted with bright clear vermillion.

The simplicity of the plan insures its being built within the \$5,000.00 cost.



Designed by
JACK J. LINDEN

The plan is complete and economically designed. The layout is well balanced. The character is more French than Spanish, though well adapted to California. Smooth plaster on the walls and red tiles on the roof should be used. The exposed beams, doors and window shutters should be brown.

The patio in the rear is very attractive and the detail of the living room is the result of careful thought.



FRONT ELEVATION



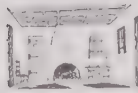
SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FLOOR PLAN

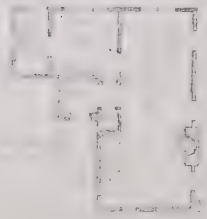
Designed by
 EUGENE R. HARMAN

The plan is a clever adaption of early Spanish architecture in California to a two-story house. The arrangement of rooms is simple and compact with accessibility to all parts.

Rough mill lumber should be used throughout in keeping with the spirit portrayed by the exterior. Rough plaster whitewashed, and red tiled roof should be used.

The position of the garage offers an unusual solution of having a wide open garage facing the house. Very little planting would easily obliterate the garage entirely from the house.

The enclosed garden from the living and dining rooms offers ideal privacy to the owner while out of doors.



COMPLETION
H.E.D.

TO COST \$5000.00

While this plan is not apparently as inexpensive as some of the foregoing schemes, in some communities it undoubtedly could be built for \$5,000. The exterior is simple and dignified and would hold its own well with two-story houses in its immediate neighborhood. The exterior walls should be of stucco, applied rather smoothly and tinted in pale buff-grey, or some similar color, but the house would also be attractive if the walls were of shingle or shiplap. In this case the garden walls also might be of wood, or even have a picket fence substituted for the solid walls shown.

The plan of this house is worthy of much study on the part of the home owner, the principal rooms having two and in some cases three exposures. The privacy of the living room porch is most attractive and in cases where only one bedroom is needed in the household, either of the two bedrooms shown might be furnished as a dining room.

The rear garden might be changed into a small fruit orchard, and ordinarily the small front garden would present as much planting ground as the ordinary family would care to keep in perfect condition.

The garage is well placed at the rear of the lot, with a good opportunity to turn the car before returning to the street.



Designed by
RUTH M. CASHMAN

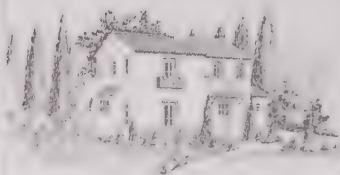
Design Forty-seven By COLIN COBBAN

The influence of Spanish architecture is well carried out on this two-story house. It would be well placed either on a hillside or on the level.

Some expense would be saved by not excavating so large a cellar. A furnace in a two story house is quite essential, where there is only one fireplace. However, another fireplace could be added in the large master's bedroom and eliminate the cellar entirely.

The two decks on the upper floor would prove not only decorative but useful. The front one with its high wall and flower boxes, makes a secluded sun porch, and the larger one in the rear of the bedroom, an ideal sleeping porch.

The garden is well designed and many cypress and other tall shrubs and trees should abound.



FIRST-STORY PLAN



SECOND-STORY PLAN

SMALL HOUSE COMPETITION

Designed by
COLIN CURRIE

III. English Stucco Types

Design Forty-eight — By LEEFLER B. MILLER

The plan is good and should prove economical in constructing. The wide opening between living room and dining room could be eliminated. The fire place in the living room could be moved to the center of this wall with door from living room to dining room on the right. This would enable a corner fireplace to be built in the dining room if desired. The bedroom and dining room with windows opening onto the garden is an attractive feature, and if funds would permit, a brick terrace could be built along the side of the house. The garage might be placed on the kitchen side.



First Plan.

First Prize Competition.

Designed by
FREDERICK B. MILLER

Design Forty-nine By ANGUS McD. MCSWEENEY

In general, this house has a pleasing exterior, in type following the English cottage. In execution the roof should be of a rough material, such as redwood shakes irregularly laid, and the side walls a rough gray plaster, simple and unadorned.

The entrance is appropriate to a house of this type and gives a pleasing air of privacy and dignity.

The front door is conveniently located and the little vestibule covering the same would prove invaluable in rainy weather.

The driveway to the garage is well placed, as it would be possible to step from the motor to the terrace in rainy weather.

The living room calls for a large studio window on the garden front. The fireplace is well placed in the room and the room contains plenty of wall space for pictures and furniture.

The dining room is well placed with respect to the living room and kitchen and is well lighted and of ample size.

The bedroom wing is well arranged and the bath fixtures well placed. The closet space is ample and might be lighted from the outside.

The kitchen is of ample size and is served by the main chimney, which is an economical feature often lost sight of in the small house.

The garden is tied up delightfully with the living room vista which should prove to be a very liveable adjunct to the plan. The garage is well placed with respect to the garden and house and is close enough to the house for easy access in rainy weather.



Designed by
ANGUS MCD. McSWINEY

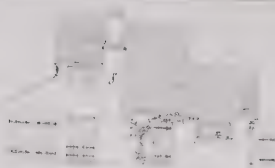
Design Fifty By JOHN E. WEAVER

This house presents a rather unique solution of the two-story plan in which the garage is incorporated in the house proper and forms an important part of the exterior composition.

The plan is so arranged that communication is provided from all rooms through the entrance stair-hall. At a slight expense the breakfast room could be extended toward the garden and enlarged into a regular dining room entered from the living room.

The living room fireplace is located near the door to the living room and in this position it forms an important feature of the exterior.

The plot plan arrangement is good, ample space being provided between the house and side property lines. The terrace upon which the living room and breakfast room open provides a link between the house and garden, and the entire rear of the property is available for garden development.



COMPETITION

Design Fifty-one By LEFFLER B. MILLER

A pleasing adaptation of French architecture to the climate of Southern California. The plaster on the exterior should be natural sand finish and the roof is indicated to be of shingles laid to resemble thatch.

The rooms throughout and the details as well are most conveniently arranged, and very carefully worked out. The breakfast nook is particularly well designed.

The house is exceptionally well placed on the plot, the garden with its high surrounding hedges giving privacy to the owner.

An attractive patio might be made in the front by planting a high hedge as shown in the plans, and paving the quadrangle with flat stone or tile.

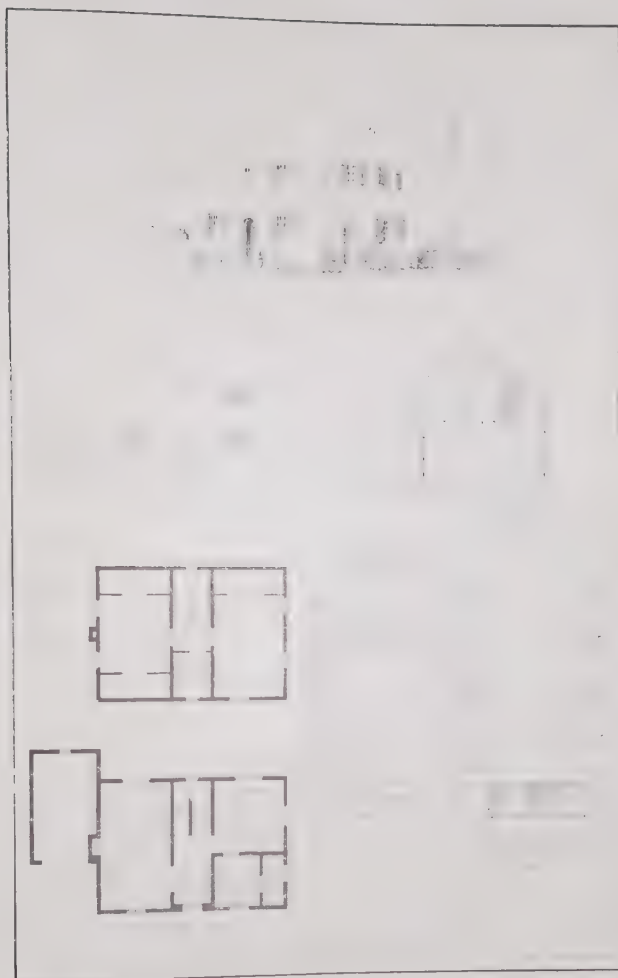


Diagram 10
A. D. Jones

Design Fifty-five By A. D. ROBERTS

This house is well planned and flexible enough in its arrangement to permit of extension of the bedroom wing to increase the size of the bedrooms.

The bedroom wing could also be extended sufficiently to provide a stairway so that the present unused space in the attic could be utilized for additional bedrooms.

The general type of this design is reminiscent of the English cottage and while possibly it is not so appropriate to Southern California as the Spanish or Italian precedent there is a certain charm and feeling of domesticity in the English type which in the proper environment always makes a successful home.

The plot arrangement has been well studied. The living porch provides a communication to the garden, linking the living room with this important feature. The relation between the house and garden could be made still more intimate by the use of French doors opening from the bedrooms to the gardens.

The plan itself is well arranged with respect to circulation. The location of the kitchen permits of easy access to the front door and the rear hall is so arranged that it is possible to pass from the kitchen into any of the other rooms without entering the living room. All of the rooms have two exposures, and with the possible exception of the bedrooms are of ample size. The size of the bedrooms could be easily increased at slight expense by extending them to the rear. The living room fireplace is located at the end of the room farthest from the front entrance door, the most advantageous location for the grouping of furniture.



Design Fifty-six By TID FLETCHER

This house in its main design shows a strong feeling for English precedence and should be very carefully handled as to materials in its actual construction in order to produce an harmonious effect.

The plan is somewhat out of the ordinary, although compact and easy to roof. It might be of advantage to move the front door nearer to the kitchen and leave more gathering space around the fireplace.

The fireplace is well located in the living room and the charm of having comparatively small windows in the street side gives a pleasant feeling of seclusion and quaintness.

The bedroom wing is compact and accessibility from the hall to the kitchen is good. The kitchen itself is narrow and long but is conveniently arranged and the service porch roomy and spacious.

The garage is well placed with respect to the house and garden, and the garden itself is very attractively arranged.



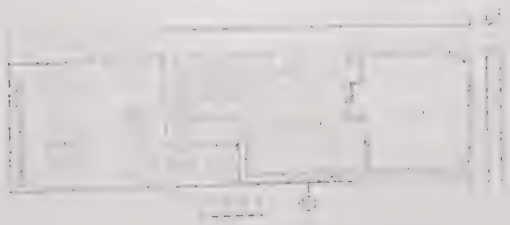
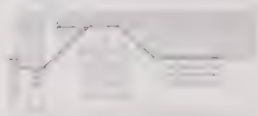
Figure 1.
The Castle Hill.

The designer of this house has shown us an exterior of much merit in composition and has pictured it most charmingly.

While the relation of the front door to the fireplace in the living room might seem objectionable to some who study the plan, this arrangement has been worked out in actually existing houses and found not to be unsatisfactory, and the charm of the composition of the exterior by combining the chimney with the front door, seems to justify what might be usually considered bad planning.

The exterior of stucco should be of a soft faded buff color, with the roof of weathered cedar or cypress shakes, and chimney pots bright red terra cotta. If it is difficult to find chimney pots of this character, they could be formed of cement and painted.

The roof, in some localities might be of slates, but usually it is considered that a slate roof is not appropriate to California architecture.



COMPLETION FOR \$5000 - CALIFORNIA HOUSE.

IV. Wood Exterior Types

Design Fifty-nine—By PHILLIP A. MOE

This house lends itself well to the simplest construction and could be built very inexpensively while not detracting from what could be made a satisfactory exterior. White or grey clapboards with green shutters, natural shingle roof, and the addition of a red brick porch and walk treated with plenty of shrubbery and the porch covered with climbing roses would make a home to be proud of.

The house is well arranged but the present vestibule might be increased as far as the bedroom door allowing the entrance to be made directly into the living room rather than as it is at present, where it faces the bath room.

The kitchen entrance to the front hall is a great convenience and one too infrequently seen in a little home. The cabinet space might be rearranged to allow the sink to have a drain board on either side. The basement steps might easily be made into a small screen porch.

The alternate plan presented is good, though additional kitchen space might be provided by turning the breakfast nook sideways, adding greatly to its utility by having the window shared by both seats.

This admirably fulfills the requirements for a small city lot. Its compactness and straight lines allow for economical construction. It is of the Cape Cod cottage type but thoroughly appropriate to Southern California. With its shingled walls finished with silver gray stain or ordinary whitewash and with gay red climbers and hollyhocks softening the corners it would make a house to arrest the attention of even the most casual passerby.

The rooms are furnished with good wall spaces. There is good closet room and plenty of cupboard space in the kitchen. The cool closet could, with advantage, be shifted into the kitchen.

Its greatest charm lies in the way it is fitted on the lot. It has plenty of space on all sides for light and air and the house is so arranged as to have cross ventilation in all the rooms. The garage is not too far back, being accessible from the house and leaving a good space behind it for drying yard and kitchen gardens. Especially liveable is the shaded terrace between the well planned flower garden and the main rooms of the house which, on account of the privacy afforded by the tall hedge, makes an additional outdoors living room.

The plan of this house has been well studied and conveniently arranged. All the important rooms have two exposures. The bedroom hall opens from the living room within a few steps of the front door and the location of the fireplace affords an opportunity for livable grouping of furniture where it would be undisturbed by circulation to and from the other rooms.

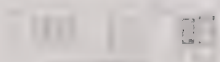
The plot plan arrangement is good, access from the living room to the garden being provided from the breakfast room and terrace. The house has been planned with a minimum width which provides plenty of space on both sides between the house and the property lines. The screen porch is so placed that the driveway will serve as a service path as well.

While the exterior is not of the Spanish type commonly associated with Southern California, it is thoroughly good architecture, well designed and constructed of materials which are always available in any community. The simple and severe lines in a house of this type afford a pleasant relief from some modern effects.



FLOOR PLAN

PLAN OF THE HOUSE
AND GARDEN



FRONT ELEVATION

COMMUNITY APIS ASSOCIATION SMALL HOUSE COMPETITION

PLAN PLAN

Design Sixty-two By C. KRUEGL

A splendid type of house. Built entirely of wood it has character and charm.

The plan is conveniently arranged and all details are cleverly worked out. The entrance vestibule with the cloak closet is a pleasing innovation.

Rough redwood clapboards whitewashed, would be an economical and charming variation. The roof should be silver gray stained shingles.

The garden with its center axis on the center of the patio, dining room and living room is good. The garage would be more convenient if nearer the house and placed on the opposite side near the service entrance

